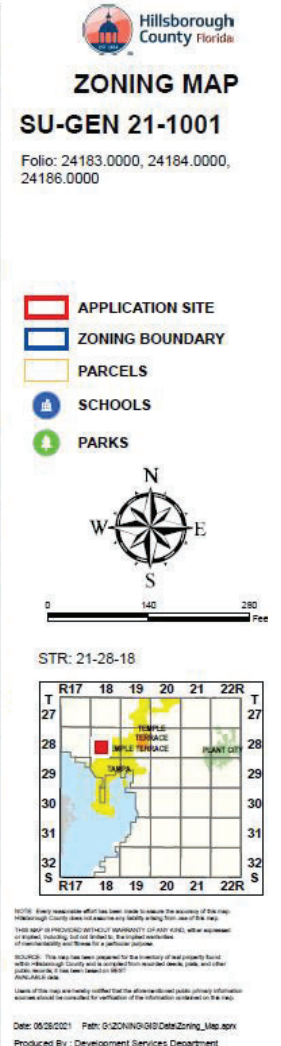
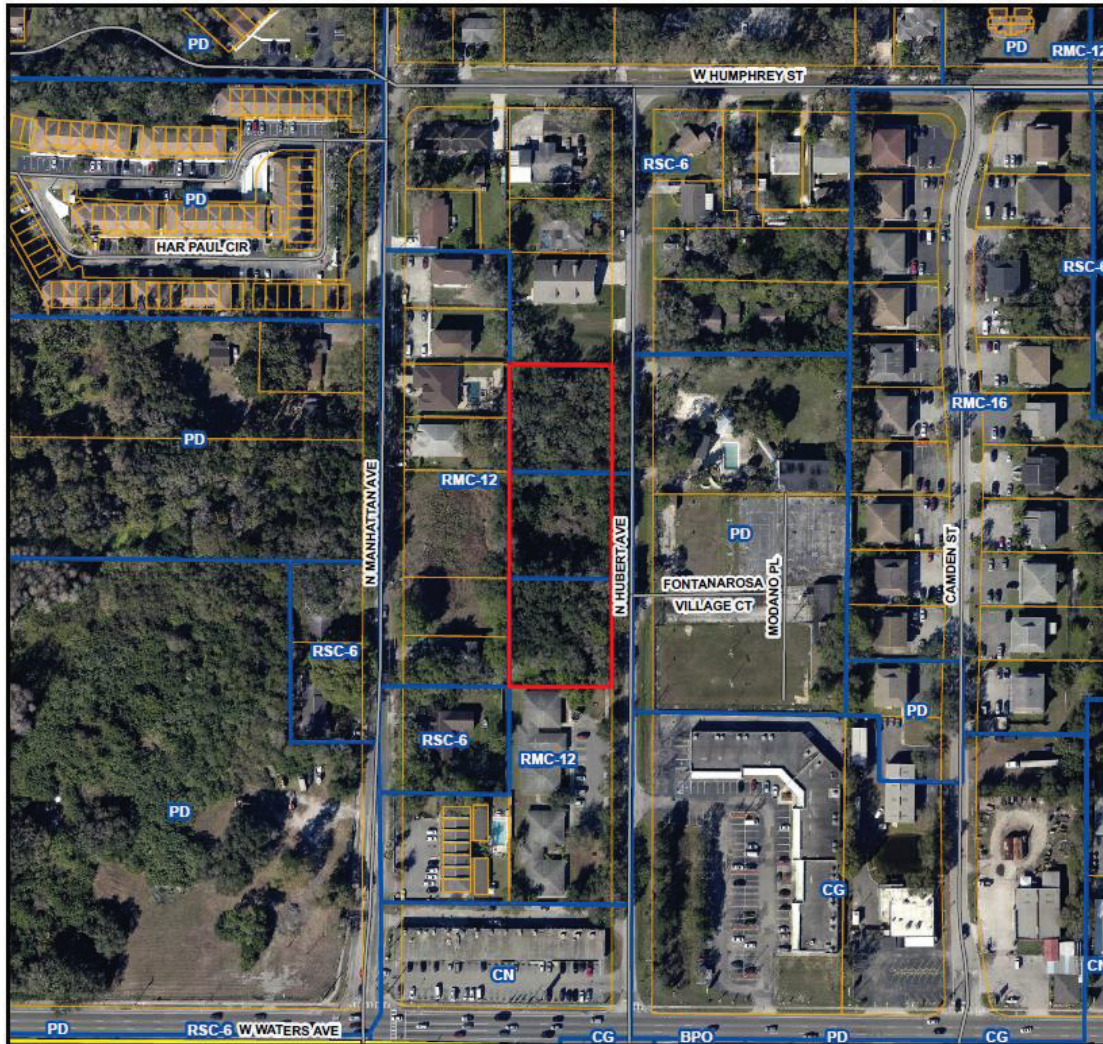




Hillsborough County Florida

Land Use Application Summary Report

Application Number:	SU GEN 21-1001	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Community Residential Home, Type C	North:	RSC-6
		South:	RMC-12
Comp Plan Designation:	Res-12	East:	N. Hubert Rd. ROW and PD
Service Area:	Urban Service Area	West:	RMC-12



1.0 Request Summary

1.1 Request Overview

Pursuant to Land Development Code Section 6.11.28, the request is for a **Special Use Permit for a Community Residential Home, Type C**, with a maximum of 62 residents to be located on the west side of N. Hubert Avenue, approximately 445 feet north of W. Waters Avenue. The project site is 1.53 acres in size, 1.045 acres of which is zoned RMC-12 (Residential Multi-family Conventional 12) and the remaining 0.49 acre is zoned RSC-6.

The subject Special Use permit is sought for the portion of the project site zoned RMC-12 only, as a Community Residential Home (“CRH”), Type C, is a prohibited use of the portion of the site that is zoned RSC-6. However, under the Unified Site Development provision of LDC Section 5.02.03, the RSC-6 property may be utilized for stormwater retention/detention as shown in Figure 1 below.

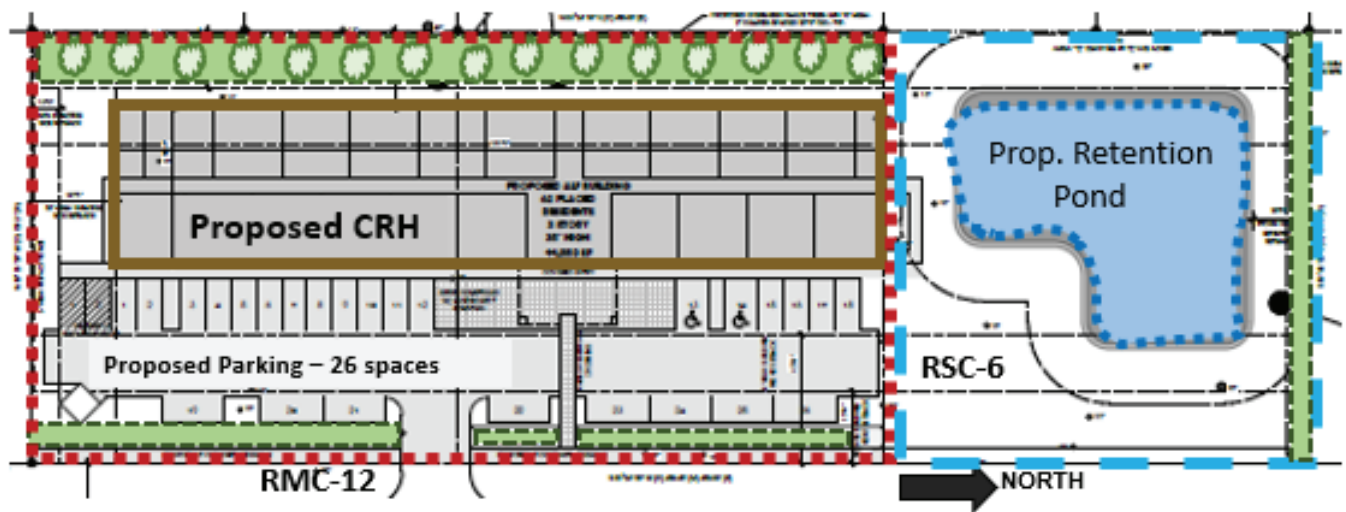


Figure 1: Proposed CRH Unified Site Plan

1.2 Required Separations

Per LDC Section 6.11.28.A, a proposed Community Residential Home, Type C, must be located at least 1,200 feet from other Community Residential Homes, Type B or C, in a multi-family zoning, and at least 500 feet from an area of non-agricultural (RSC) single-family zoning. These distances are measured from the nearest point of the existing Community Residential Home or area of single-family zoning to the nearest point of the proposed Community Residential Home.

The applicant has provided documentation from the Agency for Healthcare Administration, Florida Department of Children and Families and the Agency for Persons with Disabilities which shows that no other Community Residential Homes, Type B or C, exist within 1,200 feet of the proposed facility.

However, the proposed home is located less than 500 feet from properties with RSC single-family zoning. Excluding the RSC-6 zoned parcel that will be utilized for stormwater retention/detention for the proposed facility, there are parcels zoned RSC-6 in the surrounding area as follows: cater corner to the southwest corner of the subject site with a +/-35 ft separation; +/-150 feet directly north of the unified development; +/-235 feet to the west; +/-340 feet to the northwest; and +/-205 feet to the northeast.

As provided by LDC Section 6.11.28.A, the applicant is requesting a waiver of the required separation from the RSC-6 properties and has provided the following justification:

- The LDC allows the separation requirements to be waived and it is recognized that waivers may be needed to allow facilities such as the subject Community Residential Home, to be located in residential communities, where they are needed to serve such communities.
- The proposed CRH will be buffered from the RSC-6 properties north of it by the RSC-6 lot (folio 24183.0000) that will be used as the retention area for the proposed CRH and is part of the unified development. This lot creates an approximate 150-foot buffer between the RMC-12 portion of the unified development plan where the CRH will be located and the nearest RSC-6 property to the north. Staff notes that at the time of site and development, the applicant will also be required to meet all Land Development Code requirements for the unified development. For example, a 5-foot buffer with Type “A” vegetation on the north side yard of the RSC-6 lot will be required.
- Screening comprised of a row of evergreen shade trees will be installed along the west boundary of the RMC-12 portion of the project. The trees will be 10 feet high with 2-inch caliper at the time of planting and will be spaced 20 feet apart on centers. Additionally, a 6-foot-high solid fence will be installed on the south boundary of the RMC-12 portion of the project.

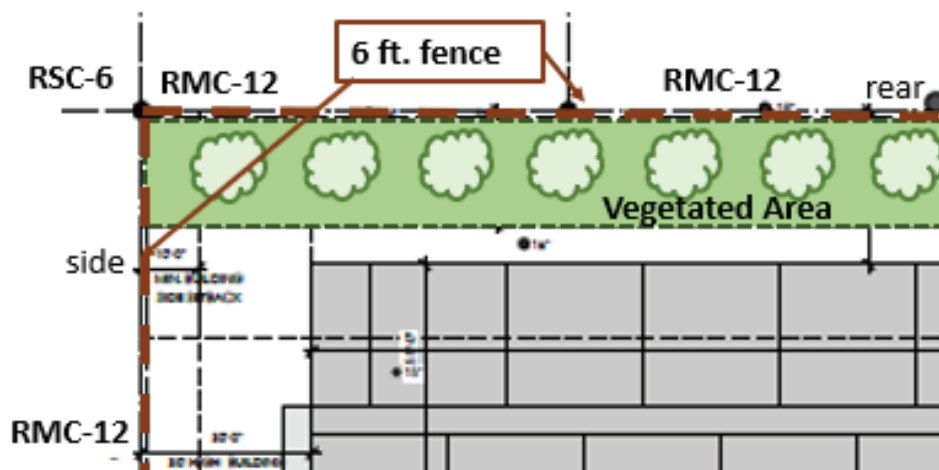


Figure 2: Excerpt of Fenced & Vegetated Area

1.3 Density Calculations

Per LDC Section 6.11.28.C, each placed resident in a Community Residential Home, Type C, equals one-fifth of a dwelling unit for the purpose of calculating the permitted density. In the subject case, the RMC-12 portion of the project site is 1.045 acres in size, which allows 12.54 dwelling units. This number, factored by five to calculate the number of placed residents that may be permitted, allows consideration of 62 residents as proposed by the applicant.

The RSC-6 portion of the site that is proposed for stormwater retention/detention cannot contribute to the density calculations as the proposed CRH is not a permitted use of the RESC-6 district.

1.4 Parking

Parking will be provided in accordance with LDC Section 6.05.02. A minimum of 1 space per employee of the largest shift, plus 1 space per facility vehicle and 0.2 spaces per resident will be required for the proposed Type C community residential home. As shown on the site plan, the CRH building and required parking will be located in

the RMC-12 portion of the project. The revised site plan submitted by the applicant demonstrates compliance with this requirement.

1.5 Buffering and Screening

Per LDC Section 6.11.28.E.2.a, the proposed Community Residential Home, Type C, must provide buffering and screening between adjacent uses as required by LDC Section 6.06.00. In the subject case, the north, west and south sides of the RMC-12 portion of the project abuts properties zoned RMC-12 that are either vacant or developed with multi-family residential. Therefore, no screening or buffering is required for that portion of the project. However, a 5-foot-wide buffer with Type A screening will be required along the north boundary of the RSC-6 portion of the project that will be utilized for stormwater retention/detention.

Notwithstanding, the applicant will provide screening along the west and south boundaries of the RMC-12 portion of the project as follows:

- A row of evergreen shade trees will be installed along the west boundary of the RMC-12 portion of the project. The trees will be 10 feet high with a 2-inch caliper at the time of planting and will be spaced 20 feet apart on centers. Additionally, a 6-foot-high sold fence will be installed on the south boundary of the RMC-12 portion of the project.

1.6 Residential Appearance

Per LDC Section 6.11.28.E.2.b, the proposed Community Residential Home, Type C, shall be designed and built to appear as similar to a residential structure as possible. As found in the recommended conditions of approval in this report, the applicant has agreed to a number of building design requirements to create a residential appearance.

2.0 Variances

The applicant is requesting variances to standard development requirements of the LDC as follows. The hearing officer will be required to render a decision on each variance as part of this Special Use.

- Per LDC Section 6.01.01, a minimum rear yard setback of 20 feet is required in the RMC-12 district. However, per Endnote 8, an additional two feet of setback is required for every foot of building height over 20 feet. In the subject case, a building height of 35 feet is proposed, resulting in a required rear yard setback of 50 feet. The applicant requests a 23-foot reduction to the required rear setback to allow a setback of 27 feet from the west property line.
- Per LDC Section 6.01.01, a minimum side yard setback of 10 feet is required in the RMC-12 district. However, per Endnote 8, an additional two feet of setback is required for every foot of building height over 20 feet. In the subject case, a building height of 35 feet is proposed, resulting in a required side yard setback of 40 feet. The applicant requests a 10-foot reduction to the required side yard setback to allow a setback of 30 feet from the south property line.

The applicant has provided justification for the variances in their application materials.

3.0 Agency Comments

3.1 Transportation

Transportation staff has reviewed the Community Residential Home Type C and has offered no objections, subject to recommended conditions of approval found in this report. The proposed special use is anticipated to result in an increase in potential trip generation by +61 daily trips, +6 am peak hour trips and +8 pm peak hour trips. The analysis is attached at the end of the report.

3.2 Environmental Protection Commission

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. This wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". EPC staff does not object to the proposed use, subject to recommended conditions of approval found in this report.

3.3 Water Resource Services

Water Resources staff has offered no objections to the proposed professional residential facility. The site is located within the Hillsborough County Urban Service Area; therefore, the subject property must utilize public water and wastewater services. A 4-inch wastewater force main exists (adjacent to the site), (approximately 670 feet from the site) and is located northwest of the subject property within the east Right-of-Way of N. Manhattan Avenue. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

4.0 Staff Findings

4.1 Site and Surrounding Development Information

- The surrounding area is a primarily residential in character, including multi-family conventional and single-family residential. Single family residential development exists to the north. Residential multi-family is located directly to the west and south of the subject site.
- East across N. Hubert Avenue is PD 16-0364 which permits a maximum of 25 townhome units. A maximum of 6 of those townhome units, shall be required to be designed as live/work units in which the first floor is developed as a Home-Based Business.
- The proposed facility will have a maximum of 44,550 square feet of building floor area.
- The subject facility is located in the Urban Service Area.
- Building(s) will be limited to 35 feet in height, consistent with the RSC-6 zoned properties within 500 feet of the subject site. The RSC-6 zoning district allows single-family homes up to 35 feet in height.
- The design of the principal building shall conform to requirements to create a residential appearance.

- The separation requirements for Community Residential Homes, Type B and C, are found in LDC Section 6.11.28 which states the homes “shall not be located so as to result in a concentration of such homes in an area.”

Exhibits

Exhibit 1: Zoning Map

Exhibit 2: Aerial Vicinity Map

Exhibit 3: Proposed Site Plan

5.0 Recommendation – Conditions of Approval

Staff finds the proposed Community Residential Home compatible with the mixture of single-family and multi-family uses and zonings in the surrounding area. Additionally, staff does not object to the requested separation waiver since there are no other Community Residential Homes, Type C, within 1,200 feet of the proposed home; therefore, the waiver will not result in a concentration of such homes in the area.

For the reasons discussed above, staff finds the request to be APPROVABLE, subject to the following conditions.

5.1 Recommended Conditions of Approval

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 13, 2021.

1. Development shall be limited to a Community Residential Home, Type C, with a maximum of 62 placed residents.
2. The design of the principal building shall conform to the following requirements to create a residential appearance:
 - a. If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - b. Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - c. Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
 - d. Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.
 - e. The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
 - f. Paint shall not constitute a finish.
 - g. All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches,

transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.

- h. Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.
3. Development standards shall be as follows:
 - Minimum Rear Yard Setback: 27 feet if a variance is approved by the hearing officer in connection with this Special Use; otherwise, the rear yard setback shall comply with the requirements of LDC Section 6.01.01 for the RMC-12 district.
 - Minimum South Side Yard Setback: 30 feet if a variance is approved by the hearing officer in connection with this Special Use; otherwise, the south side yard setback shall comply with the requirements of LDC Section 6.01.01 for the RMC-12 district.
 - Minimum Front Yard Setback: 55 feet
 - Maximum Building Height: 35 feet if variances to the rear yard and south side yard setbacks, as noted above, are approved by the hearing officer in connection with this Special Use; otherwise, building height shall comply with the requirements of LDC Section 6.01.01 for the RMC-12 district.
4. A row of evergreen shade trees shall be installed along the west boundary of the RMC-12 portion of the project (folios 24186.0000 and 24184.0000). The trees will be 10 feet high with 2-inch caliper at the time of planting and will be spaced 20 feet apart on centers. Additionally, a 6-foot-high solid fence will be installed on the south boundary of the RMC-12 portion of the project.
5. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed wetland impacts are not approved by this Special Use, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
7. The project shall utilize public water and wastewater services and the developer shall pay all connection costs. Approval of this Special Use does not guarantee wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
8. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
9. The project lies in close proximity to an airport and will be subjected to aircraft overflight. The property falls outside of the 65 dB noise contour around the airport and is a compatible use; however, the Aviation Authority recommends that a noise reduction level of at least 25 dB be incorporated into the building design.
10. As Hubert Avenue is a substandard roadway, the developer shall be required to improve Hubert Avenue

the County Transportation Technical Manual standards for a local roadway between the project driveway and the nearest standard roadway prior to issuance of certificate of occupancy.

11. The developer shall construct a sidewalk along the entire project frontage on Hubert Avenue, include the stormwater retention tract.
12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use, conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning
Administrator
Sign-off:

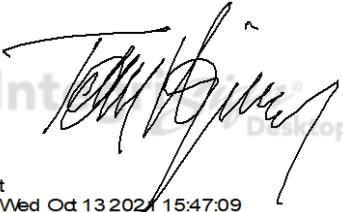

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Exhibit 1: Zoning Map

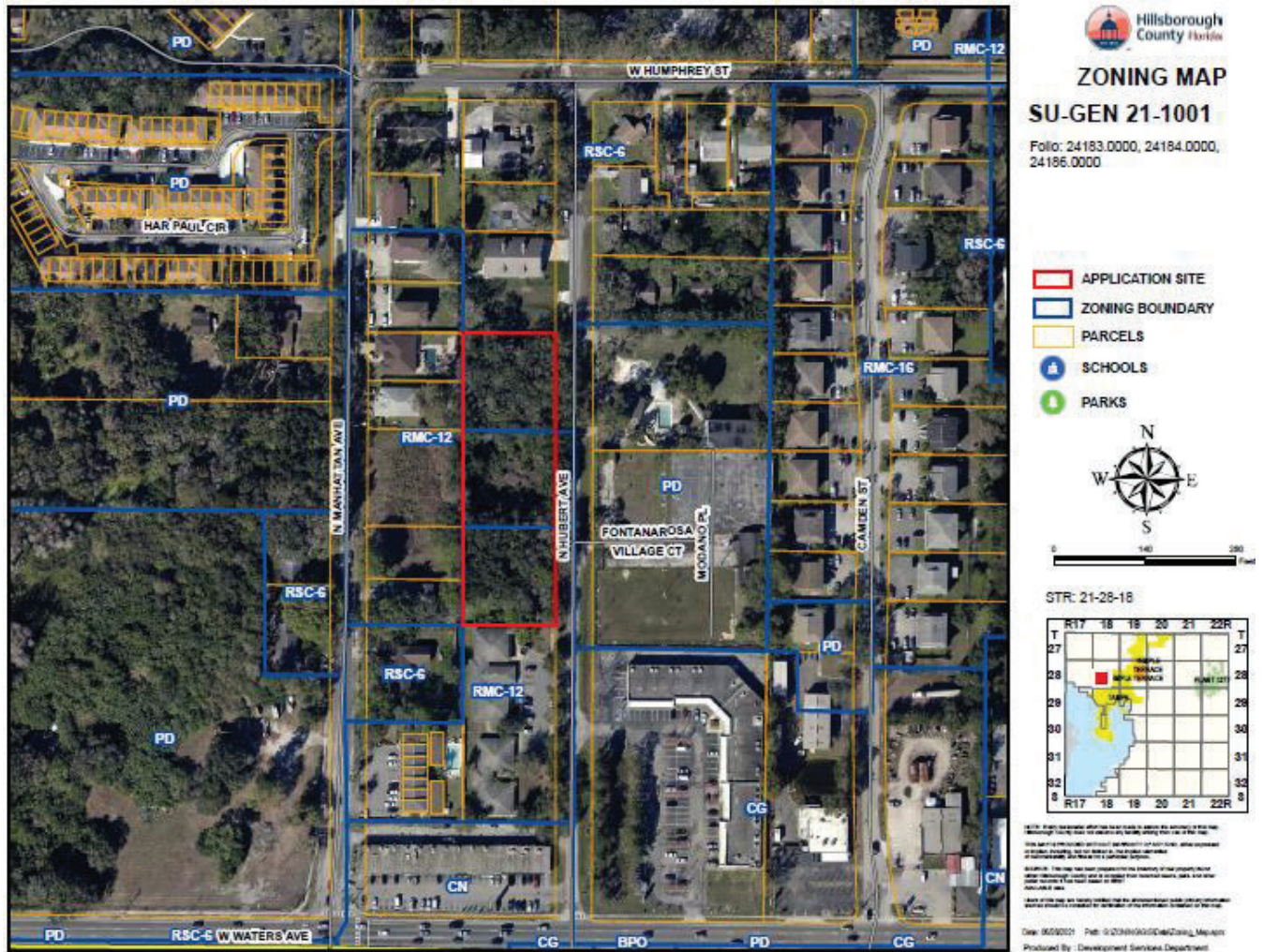
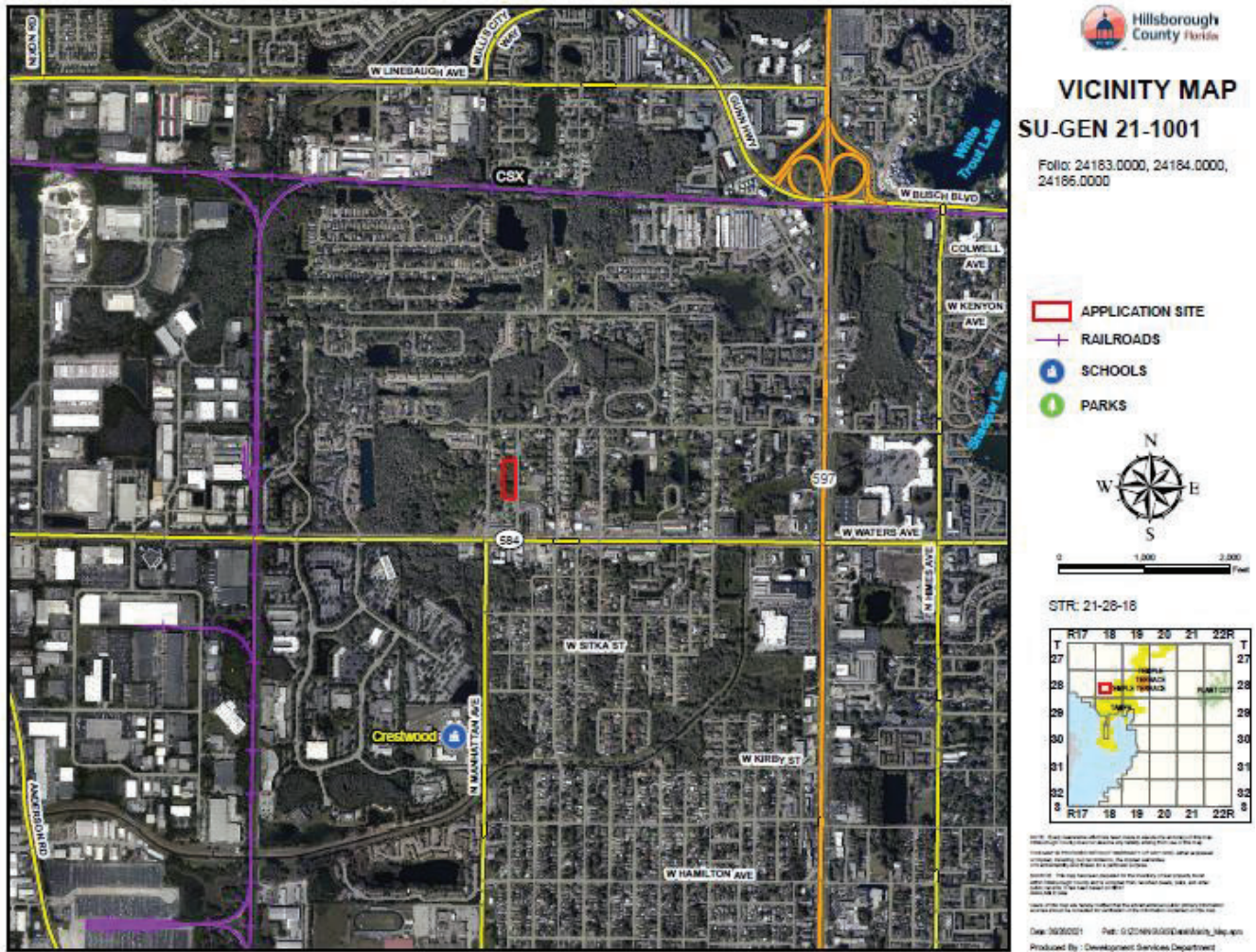


Exhibit 2: Aerial Vicinity Map



10-13-2021 Revised Site Plan



6.0 Transportation Summary and Analysis

TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Hubert Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	100	6	8
Proposed	161	12	16
Difference (+/-)	+61	+6	+8

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conditions of approval include substandard road improvements and sidewalk along entire project frontage.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/7/2021

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: SU-GEN 21-1001

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to result in an increase in potential trip generation by +61 daily trips, +6 am peak hour trips and +8 pm peak hour trips.
- The applicant has committed to improve Hubert Avenue to the standards of the County Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning provided the conditions of approval provided herein area applied.

CONDITIONS OF APPROVAL

- As Hubert Avenue is a substandard roadway, the developer shall be required to improve Hubert Avenue the County Transportation Technical Manual standards for a local roadway between the project driveway and the nearest standard roadway prior to issuance of certificate of occupancy.
- The developer shall construct a sidewalk along the entire project frontage on Hubert Avenue, include the stormwater retention tract.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting special use approval for a +/- 1.46-acre site consisting of 3 parcels zoned Residential, Multi-Family Conventional - 12 (RMC-12) and Residential, Single-Family Conventional - 6 (RSC-6) to allow a Sec. 6.11.28 Type C Community Residential Home to accommodate a maximum of 62 residents. The subject site is located on the west side of Hubert Ave., approximately 450 feet south of W. Humphrey St. The future land use designation is Residential, R-12.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single Family Detached Dwelling Unit (ITE LUC 210)	19	1	2
RMC-12, 11 Multi Family Dwelling Unit (ITE LUC 220)	81	5	6
Total	100	6	8

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 62-Bed ALF (ITE LUC 254)	161	12	16

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+61	+6	+8

The proposed rezoning is anticipated to result in an increase in potential trip generation by +61 daily trips, +6 am peak hour trips and +8 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Hubert Ave. is a publicly maintained, substandard local roadway. The roadway consists of +/- 19-foot paved surface in fair condition, lying within a +/- 60-foot wide right-of-way along the project's boundary. There are no sidewalks or bicycle facilities present in the vicinity or the proposed project.

The applicant has committed to make improvements to Hubert Ave., consistent with the County Transportation Technical Manual standards, from the project driveway to the nearest standard roadway. Staff's proposed condition reflects the applicant's commitment.

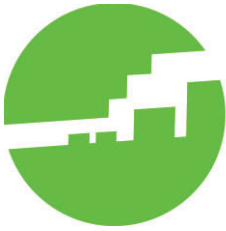
SITE ACCESS AND CONNECTIVITY

The proposed PD Site Plan proposes one (1) full access connections.

The proposed site plan shows a sidewalk along the project frontage on Hubert Avenue. Although it is not clear if the sidewalk is continuous along the frontage where the stormwater retention tract is proposed. The developer will be required to construct a sidewalk along the entire project frontage on Hubert Ave. consistent with the County LDC. Staff's proposed condition is intended to clarify this requirement where the site plan appears to be ambiguous about the extent of the sidewalk.

ROADWAY LEVEL OF SERVICE

As Hubert Ave. are not regulated roadways and not included on the 2020 Hillsborough County Level of Service (LOS) Report, no LOS information has been provided for the proposed project.



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 25, 2021 Report Prepared: October 12, 2021	Petition: SU 21-1001 8420 & 8418 North Hubert Avenue <i>West side of North Hubert Avenue, east of North Manhattan Avenue, south of West Humphrey Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan:	N/A
Requested Zoning:	Request for a Special Use to permit a Community Residential Facility Type C with 62 placed residents within the Residential Multi-Family Conventional-12 (RMC-12) portion of the subject site. The Residential Single-Family Conventional-6 (RSC-6) parcel will be for a stormwater management pond.
Parcel Size (Approx.):	1.45 +/- acres (63,162 square feet)
Street Functional Classification:	North Hubert Avenue– Local Road West Humphrey Street – Collector Road North Manhattan Avenue – Collector Road
Locational Criteria	N/A
Evacuation Zone	E



Context

- The approximately 1.45 +/- acre subject property is located on the west side of North Hubert Avenue, south of West Humphrey Street. The subject property is located in the Urban Service Area (USA).
- The subject site's Future Land Use designation is Residential-12 (RES-12) on the Future Land Use Map. Typical allowable uses in the RES-12 Future Land Use category include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The subject site is surrounded by RES-12 on all sides.
- The subject property is zoned as Residential Single-Family Conventional-6 (RSC-6) and Residential Multi-Family Conventional-12 (RMC-12). RSC-6 zoning is located directly to the north and southwest. RMC-12 zoning is located directly to the south and west of the subject site. Planned Developments are located in the vicinity to the east and west of the site. Commercial General (CG) and Commercial (CI) zoning districts are located to the south. Residential Multi-Family Conventional-16 (RMC-16) is located further east of the site.
- The subject site is currently vacant. There are single-family, multi-family and two-family residential developments on all sides. Light commercial uses are located to the south and southeast.
- The applicant is requesting a Special Use to permit the operation of a Community Residential Home Type C for an Assisted Living Facility with 62 placed residents on the RMC-12 portion of the subject site. The RSC-6 portion of the site will be developed as a stormwater pond as a CRH Type C is not a permissible use in the RSC-6 zoning district.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Objective 17: Neighborhood and Community Serving Uses

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:*

- a) *The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Objective 20: *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

Policy 20.5: *The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.*

Policy 20.6: *The Land Development Code shall include appropriate development standards and/or placed persons-to-dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting a Special Use to permit the development of a Community Residential Home (CRH) Type C for an Assisted Living Facility with 62 placed residents. The subject site is located within the Urban Service Area.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing a residential support use within the Urban Service area. The proposal meets the compatibility requirements of Policy 1.4 as the predominant character of the area is medium-to high density single, two and multi-family developments. The proposed density of the area is comparable to the existing residential density in the area.

The subject site is located within the Residential-12 (RES-12) Future Land Use category. The subject site has two zoning districts, RSC-6 and RMC-12. A CRH Type C Assisted Living Facility is a residential support use that is a permitted use in the RMC-12 zoning district and the maximum requested placed residents at 62 is therefore limited to the RSC-12 portion of the site. However, the entire subject site is within the RES-12 Future Land Use Category and 62 placed residents is acceptable per the Comprehensive Plan. The RSC-6 zoned portion of the site will be developed as a stormwater management pond. According to Objective 9, Policy 9.1 and 9.2 the proposed use must comply with all local, state and federal land development regulations. The applicant has requested a waiver to LDC requirements for the side and rear setback as well as a waiver to the LDC requirement to be more than 500 feet from residential zoning districts (non-agricultural zoning) which is supported by Development Services Staff. The applicant has agreed to comply with all applicable requirements and additional conditions proposed by the Department of Development Services and therefore meet the intent of Objective 9 and Policies 9.1 and 9.2.

The proposal also meets the intent of Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.8 and 16.10 that require new development, infill and redevelopment to be compatible to the surrounding area in character, lot size and density. All buffering and screening requirements of the Land Development Code will be met. The applicant is proposing to place 62 residents on site which will complement the existing residential density per household of the surrounding area. The stormwater management pond on the north side of the subject site will act as an appropriate transition from the RSC-6 to the north and the RMC-12 located on the southern portion of the site.

Objective 17 and Policy 17.1 permit the development of residential support uses in all residential future land use categories. The subject site is located in the RES-12 Future Land Use category and is therefore permitted.

Objective 20 and Policies 20.5 and 20.6 support the development of congregate living facilities within unincorporated Hillsborough County subject to the limitations. The applicant has demonstrated that no existing facilities are within a reasonable distance to

prevent excessive concentration. There are no existing Community Residential Homes Type B or C within 1200 feet of the subject site. There are also no licensed group homes within 1200 feet of the subject site. The applicant's proposed density of 62 placed residents is comparable to the density permitted in the surrounding area. The proposed special use therefore meets the intent of Objective 20 by providing innovative housing for all residents of Hillsborough County.

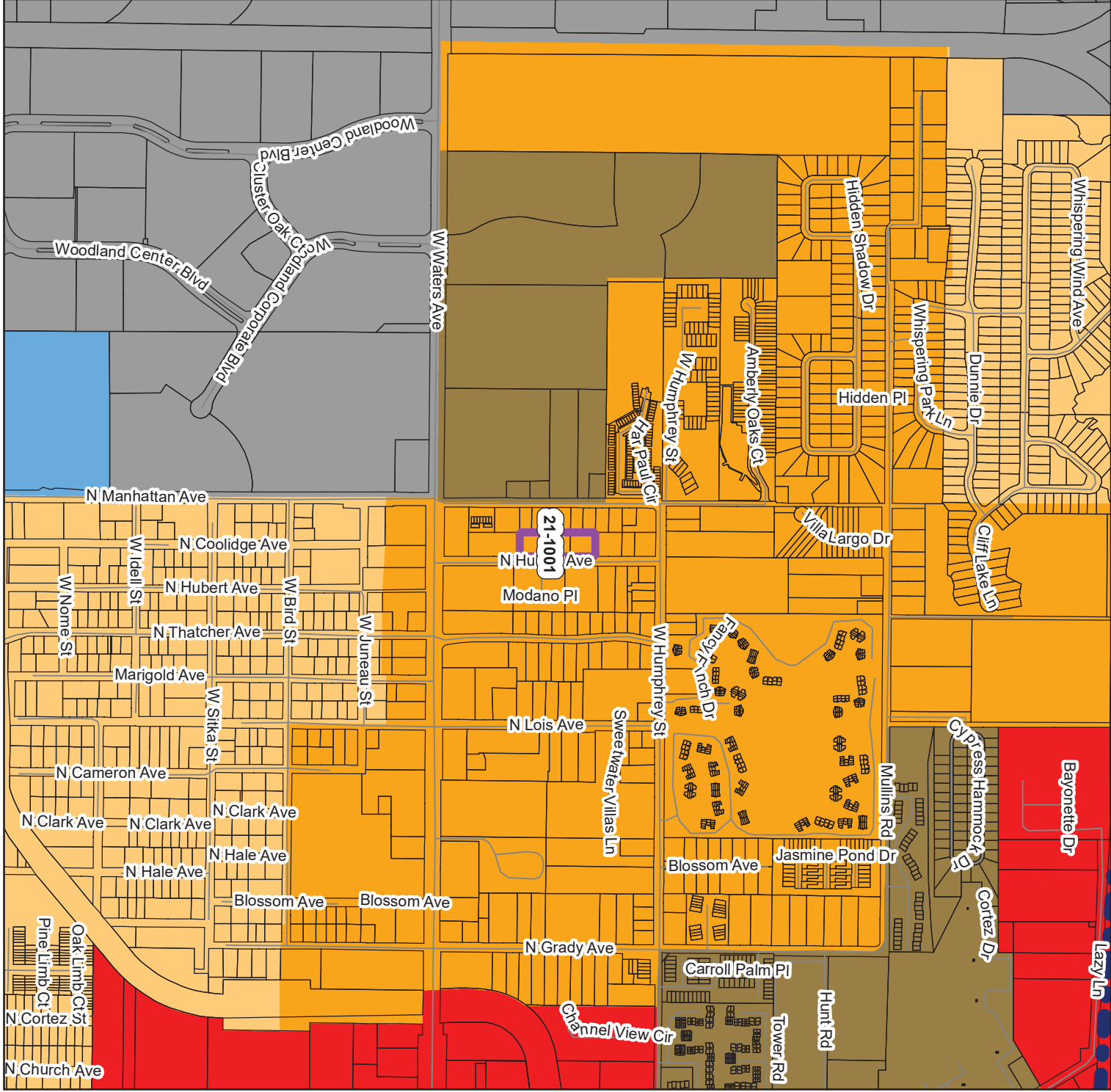
Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land-use pattern urban scale medium to high density single and multi-family residential, and the proposal would be compatible with the existing development pattern.

Overall, the proposed Special Use would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ SU 21-1001

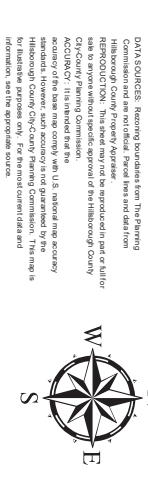


Rezonings
<all other values>

- STATUS
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Services
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WMA/VMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE





**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received October 13, 2021
Development Services

Date Stamp Here

Application Number: 21-1001 Applicant's Name: David Mechanik

Reviewing Planner's Name: Tim Lampkin Date: 10/13/2021

Application Type:

- ☐ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
☒ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 10/25/2021

The following must be attached to this Sheet.

☒ Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

☐ An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

☒ Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

☐ Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
 For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
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 For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
 Development Services Department
 Community Development Division
 P.O. Box 1110
 Tampa, FL 33601-1110

Hand Deliver to:
 County Center
 Development Services Department
 19th Floor
 601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

David M. Mechanik

Signature

10/13/2021

Date

FOR OFFICE USE ONLY

- ☐ Notification E-Mail Sent ☐ Scanned into OPTIX
☐ Transmittal Completed

In-Take Completed by: _____

MECHANIK NUCCIO HEARNE & WESTER

A PROFESSIONAL ASSOCIATION
ATTORNEYS AND COUNSELORS AT LAW

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ALFRED A. COLBY
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E-MAIL: dmm@floridalandlaw.com

www.floridalandlaw.com

October 13, 2021

VIA – EMAIL

Hillsborough County Development Services
Attn: Tim Lampkin
PO Box 1110
Tampa, FL 33601

RE: SU 21-1001

Dear Tim:

In regards to application SU 21-1001, we are submitting a revised site plan and revised Written Statement via email to **ZoningIntake-DSD@hillsboroughcounty.org** which reflects the following changes on the site plan:

- Per Staff direction, setbacks have been clarified.

Thank you for your attention in this matter.

Sincerely yours,



David M. Mechanik, Esq., AICP
Florida Supreme Court
Certified Circuit Court Mediator

DMM/jal

Enclosure(s)

21-1001

Revised Written Statement SU 21-1001

This is a Special Use (SU) request for a Community Residential Home (CRH) Type C to be developed on the property located at 8420 and 8418 N. Hubert Avenue, Tampa, FL 33614. The proposed CRH is located on lots 10 and 11 of Arthur States subdivision PB 31 pg. 52. These lots are zoned RMC-12 and have a Future Land Use Classification of R-12 FLU.

The subject property includes 1.045 acres that allows for up to 62 placed residents. The Applicant also owns lot No. 9 of this subdivision, adjacent to the subject property to the north. This third lot is zoned RSC-6 and a CRH is not permitted under RSC-6, however, according to County staff, this can be used to place the proposed CRH storm water retention area under the “unified site development provisions of the LDC”. Please see Attachment No. 1 (email from Tom Hiznay) and Attachment No. 2 (site plan).

The number of placed residents for this project, 62, was calculated based only on land area of the two RMC-12 lots. As shown on the site plan, the CRH building and required parking will be placed within these lots.

Regarding sewer and water availability, water is available on N. Hubert Ave. According to the County Utilities Department, Sewer capacity for the project is available along N. Manhattan Ave. See Attachment No. 3 (water and sewer capacity). The project is in the City of Tampa water service area and such service should be provided by the City of Tampa. The subject property will connect to this line through an easement through the back adjacent property with Folio No. 24177.0000. See attachment 4 (easement area).

The subject area is located 440 feet North of Waters Ave. and surrounded by mixed uses. It is also located in high dense and diversely populated area. According to the US Census Bureau, population estimates of 2019, the population within zip code 33614, where the subject property is located, includes 64% Hispanics, compared with 26% in the City of Tampa. Also, the population per square mile within this zip code is 5,974, compared with 2,960 in the whole City of Tampa. Bilingual services will be provided at the subject CRH which will benefit this large Hispanic population.

People in the community who are looking for an assisted living facility would rather stay in urban settings where public transportation, commercial areas and health professionals are more readily available.

Regarding the appropriateness of the proposed facility in this location, LDC Sec. 6.11.28, indicates that *"Community Residential Homes Type "B" and "C" shall not be located so as to result in a concentration of such community residential homes in an area. No community residential home type "B" or "C" shall be located within a radius of 1,200 feet of another existing Type B or C community residential home in a multi-family zone, nor within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning."*

No other CRH Type B or C is located within 1,200 feet from the proposed area. Please see attached lists of CRH in the area submitted with this application. See attachment 5. (Documentation of no CRHs in within 1,200 feet of project site)

The proposed CRH is consistent with the FLU R-12 land use category and the location, and urban area with so many services around, is complementary to this type of use.

Regarding the substandard condition of N. Hubert Avenue, the developer commits to the following condition which is derived from the condition for Hubert Avenue as set forth in MM 16-0364 (PD 77-0318), a townhome project directly across subject property on Hubert Avenue:

DEVELOPER COMMITMENTS: As Hubert Road is a substandard roadway, the Developer shall be required to improve Hubert Avenue up to County roadway standards for a (TS-3 Local Urban Road) between the project roadway and the nearest standard roadway prior to issuance of certificate of occupancy.

In addition, the proposed development will comply with all applicable LDC requirements, except for the two waiver/variation requested herein: Waiver to the 500' Separation from Non-agricultural (RSC) Single-Family Zoning (Sec. 6.11.28 A) and Variance to Required Rear and Side Yard.



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Thank you for your attention in this matter.

Sincerely yours,



David M. Mechanik, Esq., AICP
Florida Supreme Court
Certified Circuit Court Mediator

DMM/jal

Enclosure(s)

21-1001

Waiver Request to the 500' separation from non-agricultural (RSC) Single-Family Zoning (Sec. 6.11.28 A)

The following addresses the specific variance criteria required to be addressed for variances; however, since there are no listed criteria for waivers, we are supplying the following analysis following the criteria for variances. Following the criteria discussion, please see a segment of an article and a narrative that more fully explains the need and justification of the proposed project and the waiver required to accommodate this project.

1. Explain how the alleged hardship or practical difficulty unique and singular to the subject property and not suffered in common with other properties similarly located?

The proposed Community Residential Home is located within an urban area with multiple uses and only 450 FT from W. Waters Ave. Indeed, the location of this CRH is precisely where it should be, given the need to serve this community. Please see discussion in the Project Narrative which demonstrates the desirability of CRHs to be located in residential communities.

2. Describe how the literal requirements of the Land Development Code (LDC) deprive the property owner rights commonly enjoyed by others in the same district and area under the terms of the LDC?

Section 6.11.28 A requires a minimum separation of 500' from non-agricultural (RSC) Single-Family zoned property. The proposed Community Residential Home does not meet this requirement; however, the LDC allows this condition to be waived since it is recognized that waivers may be needed to allow facilities such as the subject CRH to be located in residential communities, where they are needed to serve such communities. The imposition of the 500' requirement would deprive the property owner of the ability to provide this needed CRH which would be otherwise allowed in the RMC-12 zoning district.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

As shown on the Map included on Attachment No. 6, there is an RSC-6 property touching the SW corner of the subject project area, however, this is a property located on a different street, and it is screened by existing trees. The developer is committed to place a 6' privacy fence, shown on the site plan, that will also serve to mitigate the impact from the proposed facility. There is another RSC property 205' away from the subject property. (See aerial photograph on Attachment No. 7.) This is located on the west side of Manhattan Ave. and separated from the subject property by properties zoned RMC-12. There are a few more RSC-6 zoned properties north of the proposed CRH which are buffered by proposed retention area. Residents of the proposed CRH and their family members are most likely to access the facility from Waters Ave. since

this is a collector road and Hubert Ave. dead ends 365' north of the project area. No RSC-6 zoned properties are located between the proposed project area and Waters Ave. With the above referenced RSC-6 properties locations and the existing and proposed buffering and screening, the RSC-6 properties should not be affected by the allowance of the waiver.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

A waiver to the separation restriction between RSC zoned properties and a type C CRH is allowed in the LDC. This proposed infill development offers great benefits to its residents such as being close to public transportation and local amenities such as grocery stores, doctors, restaurants, hospitals, etc. More people living in the heart of the community means that less money needs to be spent on roads, police protection and utility services. This waiver is in harmony with the intent and purpose of the LDC, specifically following the standards for review that are comprehensive, consistent and efficient as contemplated by LDC Sec. 1.02.02 which recognize that CRHs can be located in residential communities and by allowing for an efficient, effective and equitable review process which promotes good planning and design as contemplated by LDC Sec. 1.02.03 as is presented by the subject application.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

This variance request is not the result of any illegal action and there is no self-imposed hardship. The owner is simply following the standards established by the County to review such applications. The owner, of course, has no control over the zoning designations of other properties in the area, but, the LDC specifically allows for a waiver of this type to be granted.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

It is well known that it is a challenge to provide housing for the elderly, and it will get even more difficult as the percentage of population 65 years and older continues to increase in the upcoming years and decades. Projects, like the one proposed now, are desirable projects in the community to allow for our elderly population to remain in their communities when they can take care of themselves with assistance and allow their families to live nearby.

The following article addresses the needs of our ever-increasing older population. This is quoted from the article called Evidence Matters.

<https://www.huduser.gov/portal/periodicals/em/summer17/highlight1.html>

“Housing for Seniors: Challenges and Solutions

Highlights

- The older population is projected to grow rapidly, and although many seniors wish to remain in their homes for as long as possible, challenges related to affordability, accessibility, and poor linkages to health services may make doing so difficult.
- Expanding the supply of aging-friendly housing options, rental assistance, home repairs and modifications, accessible residential design and community planning, as well as improving the links between housing and healthcare, among other strategies, can help seniors age safely, comfortably, and affordably in their homes and communities.

As the baby boom generation ages, demographers project significant increases in the proportion of the American population age 65 and older. The Harvard Joint Center for Housing Studies (JCHS) projects that the number of U.S. adults age 65 and older will grow from 48 to 79 million over the next two decades. By 2035, JCHS expects that 50 million households — approximately 1 out of every 3 in the United States — will be headed by someone age 65 or older, and the number of people age 80 and older will double to 24 million. The older population will also become more racially and ethnically diverse, with the nonwhite share of this population expected to increase from 22 percent to 31 percent.¹ The nation’s existing housing stock — in terms of options, affordability, and accessibility — is ill-suited to meet the housing needs of an increasingly older population that overwhelmingly wishes to age in place. State, local, and federal governments and a range of partnerships among housing and health providers and other stakeholders seek to overcome these housing challenges.”



Variance to the 50' required rear setback resulting in a 27' setback and Variance to the south side yard setback of 40' to 30'

The following addresses the specific variance criteria required to be addressed in the application.

1. Explain how the alleged hardship or practical difficulty unique and singular to the subject property and not suffered in common with other properties similarly located?

Community Residential Homes (CRH) are in the greatest demand in urban areas, where larger parcels to accommodate a CRH Type C facility are in short supply. Moreover, it is very difficult to comply with all zoning dimensional regulations when attempting to do an infill development. This proposed CRH is in an urbanized area close to the services elderly people need.

2. Describe how the literal requirements of the Land Development Code (LDC) deprive the property owner rights commonly enjoyed by others in the same district and area under the terms of the LDC?

Sec. 6.01.01 of the LDC provides that the maximum building height for RMC-12 zoning is 35'. However, an additional 2' setback is required for each foot of structure height over 20'. The proposed building is 35' height, so a 50' rear setback and a 40' side setback are required. Moving the building to the west, to achieve the required rear setback, is not an option since it would reduce the required parking spaces for the facility. Moving the building to the north, to avoid the side yard variance, is not an option, because the building would then encroach into the RSC-6 zoning portion of the unified site plan, which is not allowed. However, the LDC allows for a variance to reduce these setbacks, which is justified, given the constraints with developing a CRH Type C in an urban infill area where large parcels are very limited or unavailable.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

There are some large trees along the property boundary behind the proposed building that will screen the proposed CRH from adjacent properties. However, to fully mitigate any possible impact that the rear and side setbacks reduction may cause to the adjacent neighbors, the developer has proposed to plant additional trees and to install a 6' privacy fence along the rear setback parallel to the building, and a 6' privacy fence along the side setback. Please see the above commitments reflected on the site plan submitted with this Application.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

This waiver is in harmony with the intent and purpose of the LDC, specifically following the standards for review that are comprehensive, consistent and efficient as contemplated by LDC Sec. 1.02.02 which recognize that CRHs can be located in residential communities and by allowing for an efficient, effective and equitable review process which promotes good planning and design as contemplated by LDC Sec. 1.02.03 as is presented by the subject application.

The proposed development is for a residential use in a mixed-use area. This variance is in harmony with and serves the general intent and purpose of the LDC and Comprehensive Plan. Assisted living facilities offers so many benefits to our elderly community. It is in the best interest of our community to offer a safe alternative to the elderly community within close proximity to their families. This infill project will be developed and designed accordance with the minimum standards set forth in the LDC except as it is proposed to be varied herein. It complies with the densities established on the Comprehensive plan and is proximate to a public transportation corridor.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

This variance request is not the result of any illegal action and there is no self-imposed hardship. The development has not been built. The developer is following the County rules established to achieve his goal, including the proposal for this modest variance, a permissible request contemplated in the LDC.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Approval of this variance will result in substantial justice being done, considering the public benefit by providing elderly residents an alternative place to live where assistance can be provided within proximity to their families. These citizens will benefit also from this location, which is proximate to a public transit route, restaurants, churches, personal service establishments, etc. There is no other Community Residential Home Type C near the proposed area. The closest one is approximately 2.8 miles from the subject property.

Approval to this request would allow the development of this Community Residential Home in an area where it is needed as concluded on the market study performed for this proposed project (see Attachment No. 8).

ATTACHMENTS

ATTACHMENT 1

ATTACHEMENT NO. 1

From: "Hiznay, Tom" <HiznayT@hillsboroughcounty.org>

Date: February 10, 2021 at 10:49:02 AM EST

Subject: RE: Proposed Community Residential Home C - Special Use Application -
Folios 24186.0000; 24184.0000; 24183.0000

Dave,

The issue for the Special Use is that your client must connect to public sewer (and water). The manner of connection should be identified in your Special Use application. I do not see where the Special Use review criteria in the LDC expressly precludes what your client is proposing, but at this point I cannot say whether it's a problem or not from the Special Use perspective.

As for the storm water pond, Dennis has confirmed it may be located on the RSC-6 property under the unified site development provisions of the LDC, and it would be buffered and screened in the same manner as the group home it will serve.

Notwithstanding, the RSC-6 property cannot be included in the legal description for the Special Use, since the proposed use is prohibited in RSC-6, nor may the parcel contribute to density calculations for the proposed group home.

By copy of this message I will ask Dennis to add any comments he may deem beneficial to this discussion.

Tom Hiznay, AICP

Executive Planner

Community Development Section
Development Services Department

P: (813) 307-4504

E: hiznayt@hillsboroughcounty.org

W: HCFLGoc.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: David M. Mechanik <dmm@floridalandlaw.com>
Sent: Wednesday, February 10, 2021 10:36 AM
To: Hiznay, Tom <HiznayT@HillsboroughCounty.ORG>
Subject: RE: Proposed Community Residential Home C - Special Use Application - Folios 24186.0000; 24184.0000; 24183.0000

[External]

Thanks Tom. My client wants to connect to County utilities. My question is whether he can connect to the sewer line in Manhattan via a private easement. I also understand that the technical side of this needs to be addressed with Utilities Review staff, but I was also concerned whether the criteria for approval of a Special Use would preclude this type of connection. Thanks for your assistance.

David M. Mechanik, Esq., AICP
Florida Supreme Court Certified Circuit Court Mediator
Mechanik Nuccio Hearne & Wester, P.A.
305 S. Boulevard
Tampa, Florida 33606-2150

Telephone: (813) 276-1920

Facsimile: (813) 276-1560

E-mail: dmm@floridalandlaw.com

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From: Hiznay, Tom <HiznayT@HillsboroughCounty.ORG>
Sent: Wednesday, February 10, 2021 10:15 AM
To: David M. Mechanik <dmm@floridalandlaw.com>
Subject: RE: Proposed Community Residential Home C - Special Use Application - Folios 24186.0000; 24184.0000; 24183.0000

Dave,

I checking with Dennis on the storm water pond question.

As for the sewer question, the property is located in the Urban Service Area and therefore must connect to public wastewater service. There is no other option.

The technical issues of the sewer connection is something that should be discussed with Utilities Review staff.

Tom Hiznay, AICP

Executive Planner

Community Development Section
Development Services Department

P: (813) 307-4504

E: hiznayt@hillsboroughcounty.org

W: HCFLGoc.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: David M. Mechanik <dmm@floridalandlaw.com>
Sent: Wednesday, February 10, 2021 10:00 AM
To: Hiznay, Tom <HiznayT@HillsboroughCounty.ORG>
Subject: FW: Proposed Community Residential Home C - Special Use Application - Folios 24186.0000; 24184.0000; 24183.0000
Importance: High

[External]

Hey Tom. I was checking in to see if you saw the email below. Thanks.

David M. Mechanik, Esq., AICP
Florida Supreme Court Certified Circuit Court Mediator
Mechanik Nuccio Hearne & Wester, P.A.
305 S. Boulevard
Tampa, Florida 33606-2150

Telephone: (813) 276-1920

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E-mail: dmm@floridalandlaw.com

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From: David M. Mechanik
Sent: Thursday, February 4, 2021 1:08 PM
To: Tom Hiznay (hiznayt@hillsboroughcounty.org) <hiznayt@hillsboroughcounty.org>
Subject: Proposed Community Residential Home C - Special Use Application - Folios 24186.0000; 24184.0000; 24183.0000

Hi Tom. I hope you are well and staying safe. I have three questions regarding this above referenced application.

Two of the parcels shown on the attached map are zoned RMC-12 while the northernmost parcel is zoned RSC-6. I note that a Community Residential Home C is a Special Use under RMC-12, while it is not listed as allowed under RSC-6. Is it possible to use the northern parcel solely for drainage for the Community Residential Home where the southern two parcels would be for the Community Residential Home itself and for parking?

Also, my client is proposing to obtain a private easement to bring sewer service to his property from a parcel behind his property which fronts on Manhattan. I realize that the utilities staff must sign off on this from an engineering standpoint, but I want to make sure that this would be permissible in the context of a Special Use approval?

Does this application require a Pre-submittal conference?

Thanks for your assistance in answering these questions.

David M. Mechanik, Esq., AICP
Florida Supreme Court Certified Circuit Court Mediator
Mechanik Nuccio Hearne & Wester, P.A.
305 S. Boulevard
Tampa, Florida 33606-2150

Telephone: (813) 276-1920

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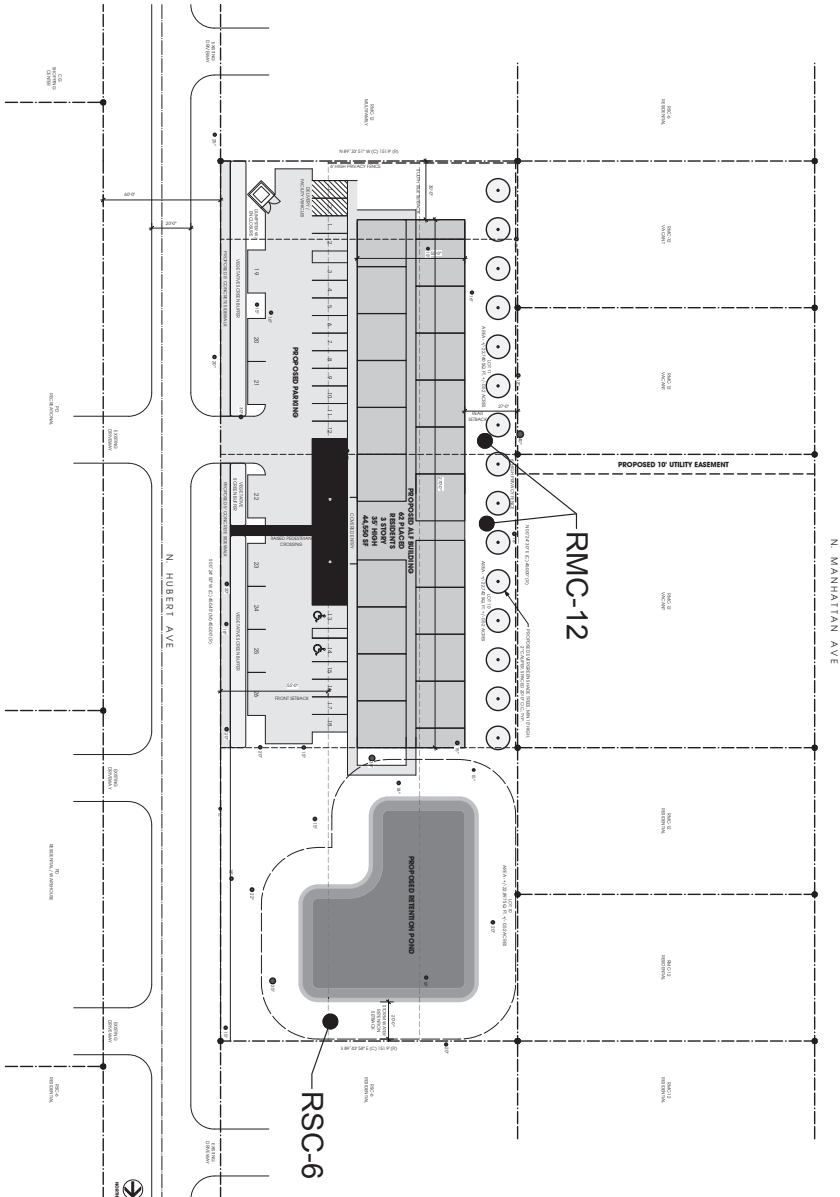
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ATTACHMENT 2

Revised Site Plan
Attachment No. 2

1 MASTER SITE PLAN
SCALE: 1" = 30'-0"



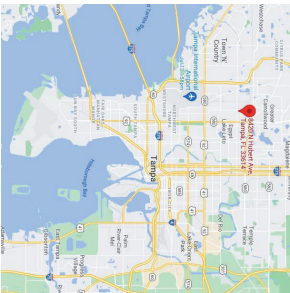
PROJECT DATA

Project Title: RMC-12
Project Designer: Mercedes-Cerda's
Project Planner: David Merckel
Zoning: RMC-12 (entire site)
Project Location: 3438 and 3450 N. Hubert Ave., Tampa Florida 33614
Zoning Category: of these two parcels: RMC-12
Project Information: The project is located on the adjacent vacant parcel to the east of the subject property. The project is located on the adjacent vacant parcel to the east of the subject property. The project is located on the adjacent vacant parcel to the east of the subject property.
Existing Uses: vacant (10.04 acres)
Proposed Uses: residential (10.04 acres)
Approximately Acreage of land area: 10.000 (0.23 ACRE)
Proposed Utilities: sewer and water
Structure Height: 35' - located within the RMC-12 area
Comprehensive Plan Category: R-12
Zoning: RMC-12 (entire site) 24186.0000 and 24184.0000 for location of CH and parking area, and RMC-6 (entire site) 24184.0000 for the storm water retention pond. The project is located on the adjacent vacant parcel to the east of the subject property. The project is located on the adjacent vacant parcel to the east of the subject property.
Percentage of ground coverage structures: ground coverage structure: 14,850 SF.
RMC-12 area: 35%
Entire United Development (RMC-12 and RMC-6): 23.4%
Percentage of impervious surface area: 1.47% (Entire United Development). This includes the 5' wide sidewalk along the east property boundary and shown on site plan.
Percentage of open space: 53,310 SF - 78.2% (Entire United Development)
Project area: 1.045 acres (RMC-12 area), additional 0.51 acre for RMC-6 area.
Percentage of environmentally sensitive lands: 0%
Road Classification: Hubert Ave. - Local Road
Road Characteristics: right of way with: 60' No. of lanes: 2, pavement width and type: 20' asphalt, pavement condition: good
Required Parking Spaces per DDC, SEC 650.02, E-700 Community Development Code: 100 spaces (based on 20 residents and 5 employees of largest unit)
0.2 per employee: 133 spaces
1.0 per employee of largest shift: 9 spaces
Total parking spaces required: 233
1 per facility vehicle: 1 space
Total parking spaces required: 234, including 2 for facility vehicle and 2 for handicap spaces.
Total project intensity: 44,550 SF of construction.
Considering only RMC-12 area: FAR 0.67
Entire United Development: FAR 0.65

RSC-6

RMC-12

2 LOCATION KEY PLAN
SCALE: 1" = 30'-0"



CONSULTANT LOGO

UPSTATE LICENSE INFORMATION AVAILABLE
386 N. BRUCE ROAD

HUBERT ALF

6418 / 6420 / 6422
N. HUBERT AVE. TAMPA, FL 33614

SPECIAL USE SITE PLAN

A-0.1

ATTACHMENT 3

ATTACHMENT NO. 3

From: Russell Ottenberg <russell@planeng.com>
Subject: Fwd: Private Utility Easement - 8420 N. Hubert St.
Date: March 12, 2021 at 10:43:29 PM GMT-5
To: David Mechanik <dmm@floridalandlaw.com>, John Saldana <john@rojoarchitecture.com>

Green light on connecting via private easement, see below.

Sent from my Turbo Encabulator

Begin forwarded message:

From: "Goodwin, George" <GoodwinG@hillsboroughcounty.org>
Date: March 12, 2021 at 10:40:39 PM EST
To: Russell Ottenberg <russell@planeng.com>
Subject: Fwd: Private Utility Easement - 8420 N. Hubert St.

Russell,

See below chain. O.K. From our end to pursue private easement. As of today, capacity is available in the line. this e-mail gives no assurance of available capacity until time of application submittal

Sent from my iPad

Begin forwarded message:

From: "Holman, Emily - PUD" <HolmanE@hillsboroughcounty.org>
Date: March 12, 2021 at 3:31:53 PM EST
To: "Goodwin, George" <GoodwinG@hillsboroughcounty.org>
Cc: "Bailey, Chad" <BaileyCh@hillsboroughcounty.org>
Subject: RE: Private Utility Easement - 8420 N. Hubert St.

George,

Based on the ALF's estimated ADF of 6,875 GPD, there is still capacity in the 4" FM along Manhattan Ave.

Emily Holman

Wastewater Infrastructure Planning

Water Resources Department

P: (813) 209-3082

VOIP: 43383

E: HolmanE@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County Water Resources Department

925 E. Twiggs St., Tampa, FL 33602

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From: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>

Sent: Friday, March 12, 2021 9:59 AM

To: Bailey, Chad <BaileyCh@hillsboroughcounty.org>; Tisdale, Bob

<TisdaleH@HillsboroughCounty.ORG>; Holman, Emily - PUD

<HolmanE@HillsboroughCounty.ORG>

Subject: RE: Private Utility Easement

No. Force main to force main. F/M shows on GIS. This is why I'm inquiring about the capacity

Thank you,

George T. Goodwin

Senior Engineering Specialist

Development Review

Development Services Department

P: (813) 276-8350

E: goodwinG@HillsboroughCounty.org

W: HillsboroughCounty.org

Hillsborough County

601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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From: Bailey, Chad <BaileyCh@hillsboroughcounty.org>

Sent: Friday, March 12, 2021 9:18 AM

To: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>; Tisdale, Bob

<TisdaleH@HillsboroughCounty.ORG>; Holman, Emily - PUD
<HolmanE@HillsboroughCounty.ORG>

Subject: RE: Private Utility Easement

If it is going to be a FM connection into a gravity main it is my understanding this will be a design exception and WRD Design will need to make the call.

Chad Bailey, P.E.

Engineer

Water Resources Department

E: BaileyCh@HCFLGov.org

W: HCFLGov.net

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601 E. Kennedy Blvd., Tampa, FL 33602

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From: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>

Sent: Thursday, March 11, 2021 12:52 PM

To: Tisdale, Bob <TisdaleH@HillsboroughCounty.ORG>

Cc: Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Bailey, Chad

<BaileyCh@hillsboroughcounty.org>

Subject: Re: Private Utility Easement

this would be a force main so the valve would be the demarcation line.

PUD Infrastructure Planning. I'm pretty sure it is 125 gpd/bed so

55 beds x 125/bed = 6,875 gpd's

Sent from my iPad

On Mar 11, 2021, at 12:34 PM, Tisdale, Bob <TisdaleH@hillsboroughcounty.org> wrote:

We have done this before and the gravity line in the easement remains privately owned and maintained with a manhole at the ROW acting as both the line of demarcation between private and public, and as an access for our maintenance crew should they need to clean the public side of the collection system. A new manhole in Manhattan Dr would also be required (no dog-house style). I do not know the condition of the gravity in Manhattan Dr.

From: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>
Sent: Thursday, March 11, 2021 11:00 AM
To: Russell Ottenberg <russell@planeng.com>; Holman, Emily - PUD
<HolmanE@HillsboroughCounty.ORG>; Bailey, Chad <BaileyCh@hillsboroughcounty.org>;
Tisdale, Bob <TisdaleH@HillsboroughCounty.ORG>
Subject: FW: Private Utility Easement

PUD:

Russell Ottenberg(copied) is doing research for a prospective client for a possible 55 bed ALF at 8420 N. Hubert Ave.

Question is, would a **private** sewer/utility easement be acceptable, assuming one could be obtained from the property owner due west of highlighted property to tie into the existing force main on the east side of Manhattan?

A written agreement between both parties would need to be in place prior to construction plan submittal and the easement would have to be recorded prior to C.O. of building.

Thank you,

George T. Goodwin
Senior Engineering Specialist
Development Review
Development Services Department

P: (813) 276-8350
E: goodwin@HillsboroughCounty.org
W: HillsboroughCounty.org
<image001.png>

Hillsborough County
601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602
<image001.png>

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From: Russell Ottenberg <russell@planeng.com>
Sent: Thursday, March 11, 2021 8:59 AM
To: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>
Subject: RE: Private Utility Easement

No worries George. Map attached.

Sincerely,

Russell Ottenberg
Planeng, Inc.
3737 Lake Joyce Dr.
Land O Lakes, FL 34639
O: 813.962.1752 C: 813.463.3344 F: 866.413.6206

From: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>
Sent: Thursday, March 11, 2021 8:46 AM
To: Russell Ottenberg <russell@planeng.com>
Subject: RE: Private Utility Easement

I apologize but I'm thinking in bits and pieces..... Please provide a map with the parcels intended for development highlighted. I will be getting with Infrastructure Planning in utilities to discuss this

Thank you,

George T. Goodwin
Senior Engineering Specialist
Development Review
Development Services Department

P: (813) 276-8350
E: goodwing@HillsboroughCounty.org
W: HillsboroughCounty.org
<image001.png>

Hillsborough County
601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602
<image001.png>

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From: Russell Ottenberg <russell@planeng.com>
Sent: Thursday, March 11, 2021 8:30 AM
To: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>
Subject: RE: Private Utility Easement

They're proposing 55 single bedroom, independent living units.

Sincerely,

Russell Ottenberg
Planeng, Inc.
3737 Lake Joyce Dr.

Land O Lakes, FL 34639
O: 813.962.1752 C: 813.463.3344 F: 866.413.6206

From: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>
Sent: Thursday, March 11, 2021 8:28 AM
To: Russell Ottenberg <russell@planeng.com>
Subject: RE: Private Utility Easement

How many beds are proposed?

Thank you,

George T. Goodwin
Senior Engineering Specialist
Development Review
Development Services Department

P: (813) 276-8350
E: goodwing@HillsboroughCounty.org
W: HillsboroughCounty.org
<image001.png>

Hillsborough County
601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602
<image001.png>

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From: Russell Ottenberg <russell@planeng.com>
Sent: Wednesday, March 10, 2021 11:21 AM
To: Goodwin, George <GoodwinG@HillsboroughCounty.ORG>
Subject: Private Utility Easement
Importance: High

[External]

George,

Good morning. We have a Client that is looking to develop an ALF on several vacant properties (8420 N. Hubert St. and adjoining). Unfortunately, the nearest sanitary sewer connection is a ways away. However, it is my understanding there is a sanitary sewer line one street over (in N. Manhattan Ave.). Our Client would like to secure a private sanitary sewer easement through the lot that backs up to our project to make the connection in N. Manhattan Ave. Provided our Client is

able to secure such an easement, would the County permit a sanitary sewer connection via the easement?

Sincerely,

Russell Ottenberg

P

ATTACHMENT 4

ATTACHEMENT No. 4

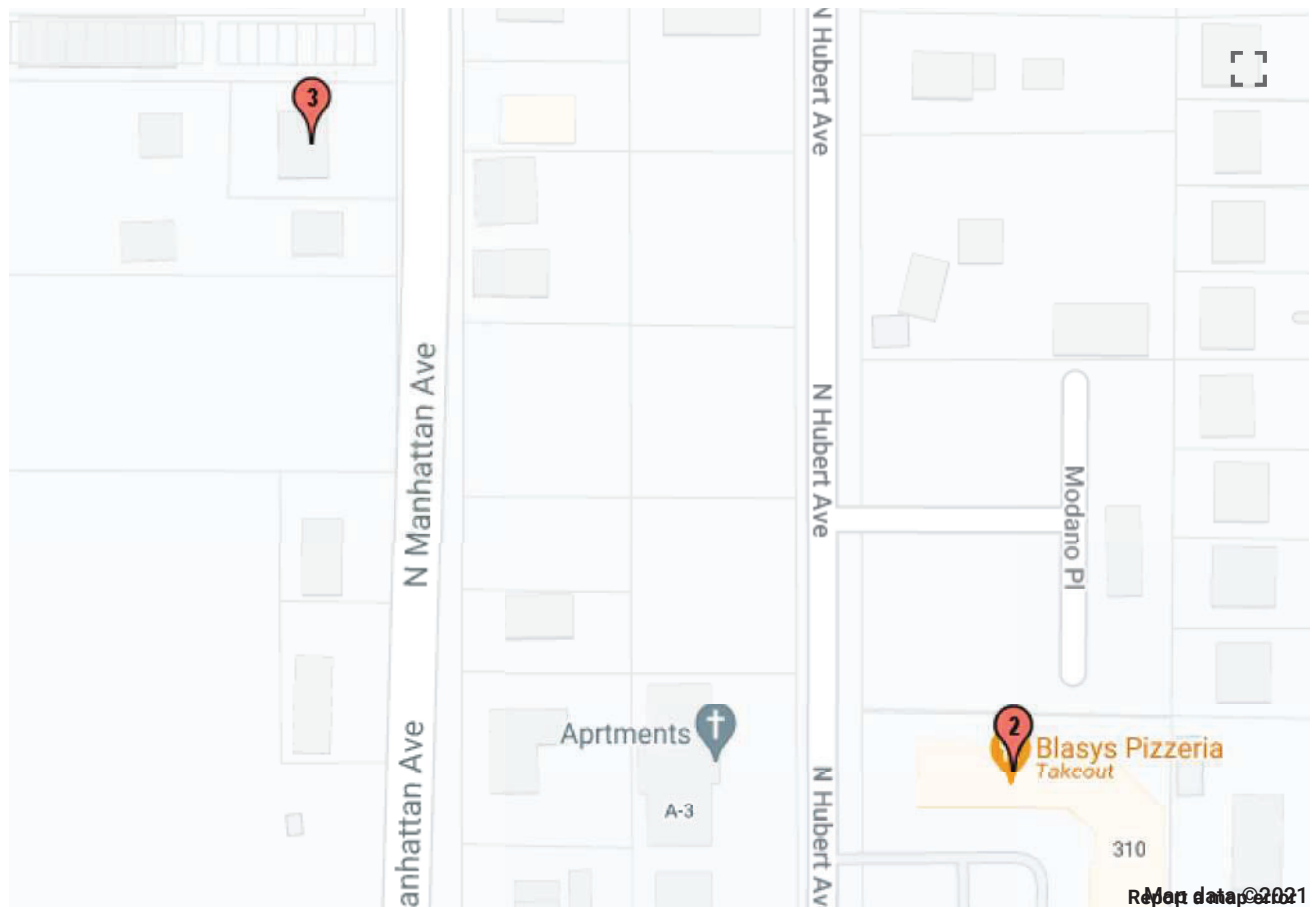
Sewer and Water Availability



ATTACHMENT 5

Facility/Provider Locator By Proximity Search Results

locations within 1,200 Feet of
8420 N. Hubert Ave. Tampa, FL 33614



Map ID	Name	Type	Street Address	City	State	Zip	Phone Number	Distance in miles	Licensed Beds
1	ESSENTIAL MENTAL HEALTH INC	Health Care Clinic	4311 W WATERS AVE STE 304	TAMPA	FL	33614	(813) 644-5809	0.08	0
2	FLORIDA WELLNESS CENTER INC	Health Care Clinic	4311 W WATERS AVE STE 310	TAMPA	FL	33614	(813) 605-0781	0.08	0
3	LAS MERCEDES FAMILY HOME INC	Assisted Living Facility	8426 N MANHATTAN AVE	TAMPA	FL	33614-1406	(813) 249-4536	0.08	6



**State of Florida
Department of Children and Families**

Ron DeSantis
Governor

Shevaun L. Harris
Secretary

06/24/2021

Frank Prado
Regional Managing
Director

To Whom It May Concern –

This letter is to provide documentation regarding group home facilities licensed by the Department of Children and Families that are within a 1000 - 1200 feet radius of the following listed property:

8420 N. Hubert Ave. Tampa, Florida 33614

Our records reflect (0) group home licensed by our agency within a 1000 - 1200 feet radius of the above address.

If you have additional questions, please feel free to contact Connie Richards at 813-337-5860.

Sincerely,

Evan Leach

SunCoast Region, 9393 North Florida Avenue, Tampa, Florida 33612-7907

Mission: Work in Partnership with Local Communities to Protect the Vulnerable, Promote Strong and Economically Self-Sufficient Families, and Advance Personal and Family Recovery and Resiliency

21-1001

AGENCY FOR PERSONS WITH DISABILITIES
RESIDENTIAL DIRECTORY**NOTE: PLEASE NOTIFY LICENSURE SPECIALIST FOR RESPITE APPROVALS
NUMBERS END OF DOCUMENT****June 2021**

Facility Name and Address	Provider Name and Address	Services Description	Licensure Specialist and Liaison	Licensure Capacity	Gender
2 nd Mile Manor Group Home 860 51 st Avenue, South St. Petersburg, FL 33705 (813) 312-8244 Annette Horton, On-Site Manager (727) 481-8719 (Cell) F821456411001 001	Brown, Shaniqua D. D/B/A Quality Services, Inc. Shaniqua Brown, Licensee 4354 19 th Street, North St. Petersburg, FL 33714 (813) 312-8244 (Cell) Shaniquabrown2010@hotmail.com	Room & Board and Res. Hab. services for adults (18 +) with mild to extensive challenges in daily living skills.	Joni Burnett	6 Male/ Female	M/F
4 th Street Group Home 1403 4 th Street, SW Largo, FL 33770-7540 (727) 935-6027 Virginia Smarr, Site Mgr 727-503-7247 (Cell) vsmarr@suncoastnewoptions.com f593376327001 010	Suncoast New Options, Inc. Tina Engleman, Regional Manager 9502 N. Florida Avenue Tampa, FL 33612 (813) 933-1476 (Office) (813) 966-1825 (Cell) tengleman@cbcarelle.com Lee Suelzle, Director of Medicaid Waiver Services (813) 743-5724 (Cell) Lsuelzle@suncoastnewoptions.com	Behavior Focus As of 4/7/2020 Room & Board and Res. Hab. services for adults (18 +) with mild to significant challenges in daily living skills.	Nancy Honl	10 Male/ Female	M/F
5 Star Cares Group Home 17922 Clear Lake Drive Lutz, FL 33548 (813) 4587553 William Holland, On-Site Manager (813) 458-7553 (Cell) F842645139001 001	5 Star Cares, Inc. 17922 Clear Lake Drive Lutz, FL 33548 William Holland, Manager (813) 458-7553 (Cell) willhollandfiremt@gmail.com	Room & Board and Res. Hab. Services for adults (21+) with moderate to extensive challenges in daily living skills. Nursing services are also available.	Marc Petrini	6 Male/ Female	M/F
19 th Street Foster Home 9317 N. 19 th Street Tampa, FL 33612 (813) 474-1239 Shashauna Russell, On-Site Manager (813) 900-0965 (Cell) S783486506001 001	S&L Innovative Enterprise, LLC Shashauna E. Russell 9317 N. 19 th Street Tampa, FL 33612 (813) 474-1239 (Home) (813) 900-0965 (Cell) Snlinnovativeenterprise@gmail.com	Room & Board and Res. Hab. Services for children/adolescents with mild to extensive challenges in daily living skills.	Jose Sanabria	3 Male/ Female	M/F
53 rd Street Group Home 7815 N. 53 rd Street Temple Terrace, FL 33617 813-442-7376 F591825942001 009	Human Development Center, Inc. Kim Church, Executive Director 3809 N. Tampa Street Tampa, FL 33603 813-227-9211 813-228-9415 (Fax) kchurch@hdcinc.org Stephanie Fauerbach sfauerbach@hdcinc.org Ashley Furlong, Ex. Adm. Asst. ANFurlong@hdcinc.org	Intensive Behavior Room & board and Res. Hab. services for adults with significant behavioral challenges, have criminal charges/history and significant challenges with daily living skills. Send Residential Referral Pkts to: Ashley Furlong – ANFurlong@hdcinc.org	Jose Sanabria	6 Male	M
Absolute Care Group Home 3407 Paige Place Tampa, FL 33619 (813) 284-6810 Sekinat McNeil, On-Site Mgr. (813) 748-6036 (Cell) F020626504001 003	Absolute Care & Habilitative Services, Inc. Jessie McNeil (813) 361-9164 (Cell) Sekinat McNeil (813) 748-6036 (Cell) 23110 State Road 54, #207 Lutz, FL 33549 AbsoluteCare01@yahoo.com	Room & board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills, and with medical challenges. Nursing services are available.	Nina Giordano	5 Male/ Female	M/F

Aclaris Foster Home 6913 N. Rome Avenue Tampa, FL 33604 (813) 915-0763 Clarivel Albizu, On-Site Mgr. (813) 516-9863 (Cell) F454444238001 004	Clarivel Albizu Aclaris Care Home, Inc. 7711 N. Rome Avenue Tampa, FL 33604 813-516-9863 (Cell) 813-915-0763 (Home) 813-217-9671 (Fax) Aclarisgroup@gmail.com	Room & Board and Residential Habilitation for adults (18-55) with mild to significant challenges in daily living skills. English/Spanish Speaking home	Jose Sanabria	3 Male/ Female	M/F
Aclaris Group Home 7711 N. Rome Avenue Tampa, FL 33604 813-372-0170 (Home) 813-217-9671 (Fax) F454444238001 002	Clarivel Albizu Aclaris Care Home, Inc. 7711 N. Rome Avenue Tampa, FL 33604 813-516-9863 (Cell) 813-372-0170 (Home) 813-217-9671 (Fax) Aclarisgroup@gmail.com	Room & board and residential habilitation for adults (18-54) with mild to moderate behavioral and significant challenges in daily living skills. English/Spanish Speaking home	Jose Sanabria	5 Male/ Female	MF
Acosta Care Home #2 2411 W. North B Street Tampa, FL 33609 (813) 340-8564 Lisette Acosta, On-Site Mgr. (813) 340-8564 (Cell) F465588041001 002	Acosta Care Home, Inc. Lisette Acosta, Licensee 2411 W. North B Street Tampa, FL 33609 (813) 340-8564 (Cell) Lisette0387@yahoo.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Male/ Female	M/F
Acosta Care Home #3 5805 N. Lincoln Avenue Tampa, FL 33614 (813) 340-8564 Lisette Acosta, On-Site Manager (813) 340-8564 (Cell) F465588041001 003	Acosta Care Home, Inc. Lisette Acosta, Licensee 2411 W. North B Street Tampa, FL 33609 (813) 340-8564 (Cell) Lisette0387@yahoo.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills.	Penny Petrini	6 Male/ Female	M/F
Acosta Care Group Home #4 6842 Mitchell Circle Tampa, FL 33634 (813) 240-0207 Alfredo Acosta, On-Site Manager (813) 240-0207 (Cell) F465588041001 004	Acosta Care Home, Inc. Lisette Acosta, Licensee 2411 W. North B Street Tampa, FL 33609 (813) 340-8564 (Cell) Lisette0387@yahoo.com Alfredo Acosta, Manager (813) 240-0207 (Cell) acostacarehome@yahoo.com	Room & Board and Res. Hab. Services for adolescents/adults (17 +) with mild to extensive challenges in daily living skills.	Penny Petrini	6 Male/ Female	M/F
Agena Group Home 8712 High Street Tampa, FL 33614 (317) 514-2177 Nsikakabasi Edet, On Site Mgr. (317) 514-2177 (Cell) F474730009001 001	Agena Health, LLC Mr. Nsikakabasi Edet, Licensee 8712 High Street Tampa, FL 33614 (317) 514-2177 (Cell) Admin@agenahhealth.net	Behavior Focus As of 11/12/19 Room & board and Res. Hab. services for adults with mild to extensive challenges in daily living skills. Residential Nursing Services are also provided.	Jose Sanbria	6 Male/ Female	M/F
Alhambra Group Home 1257 Alhambra Court Dunedin, FL 34698 (727) 281-2149 (727) 281-2206 (Fax) F591056551012 043	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Intensive Behavior Room & board and Res. Hab. services for adult males with moderate to severe challenges in daily living skills and behavioral challenges.. All Residential Placement Packets should be sent to Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male	M
All Nurses Group Home 8701 N. 34 th Street Tampa, FL 33604 (813) 899-0968 813-412-4721 (Fax) F202453822001 001	All Nurses ALF, LLC Leila C. Taghap, RN 815 Frankford Drive Brandon, FL 33511 (813) 899-0968 (813) 412-4721 (Fax) (813) 453-3606 (Cell) leilataghap@yahoo.com	Room & board, Res. Hab. and nursing services for adults with medical challenges, and mild to significant challenges with daily living skills. The home is wheelchair accessible .	Nina Giordano	8 Male/ Female	MF

Alladin Way Group Home 16306 Alladin Way Tampa, FL 33624 (813) 962-2971 (813) 962-2970 (Fax) Michel Martel, Site Mgr. 813-362-2529 F274241250001 001	A Guardian's Hope, Inc. Michelle Marquez 16306 Alladin Way Tampa, FL 33624 (813) 610-8687 aquardianshope@gmail.com	Room & board, Res. Hab. services for children/adolescents (5-17) with medical challenges, and mild to significant challenges with daily living skills.	Penny Petrini	6 Male	M
Allyson Group Home 254 Dunbridge Drive Palm Harbor, FL 34684 (727) 647-1904 F731700183001 002	Lyn Nepomuceno Valencia House, Inc. 4870 Orange Grove Way Palm Harbor, FL 34684 727-647-1904 cell 727-785-6486 home 727-786-3739 Fax Valencia4870@aol.com	Room & board and Res. Hab. servuces for adults with Moderate to extensive challenges in daily living skills. Nursing Services also available. The home is wheelchair accessible .	Nancy Honl	6 Male/ Female	M/F
Alondra Foster Home 8012 Greenshire Drive Tampa, FL 33634 (813) 512-8662 Alfredo Acosta, On-Site Mgr. (813) 240-0207 (Cell) F465588238001 002	Corvo, Odalys / Alondra Care Home, Inc. Odalys Corvo 8012 Greenshire Drive Tampa, FL 33634 813-512-8662, (Facility) 813-335-9506 (Cell) Acorvo0589@yahoo.com	Room & board and Res. Hab. servuces for adults (26 – 65) with Moderate to extensive challenges in daily living skills.	Penny Petrini	3 Male/ Female	M/F
AMCAF Group Home 1561 Huntington Lane Clearwater, FL 33755 (727) 441-2575 (727) 953-3709 (Fax) F271333442002 001	AMCAF Group Home, LLC Michele Galaura, RN 1561 Huntington Lane Clearwater, FL 33755 (727) 441-2575 (813) 810-8524 (Cell) Amcaf.grouphome@yahoo.com	Room & board, Res. Hab. and residential nursing for adults with medical challenges. The home is wheelchair accessible FOR THREE WHEELCHAIR RESIDENTS AND THREE AMBULATORY.	Nancy Honl	6 Male/ Female	MF
AMCAF II Group Home 2015 N. Keene Road Clearwater, FL 33755 (727) 441-2575 F271333442002 002	AMCAF Group Home, LLC Michele Galaura, RN 1561 Huntington Lane Clearwater, FL 33755 (727) 441-2575 (813) 810-8524 (Cell) Amcaf.grouphome@yahoo.com	Room & board, Res. Hab. and residential nursing for adults with medical challenges. The home is wheelchair accessible	Nancy Honl	6 Male/ Female	M/F
Amer Home I Group Home 1918 Barrington Drive, W. Clearwater, FL 33763 (727) 446-3619 Emma L. Barrido, On-Site Manager (727) 271-3695 (Cell) F593666834001 003	Amer Home Care, Inc. Emma L. Barrido, RN 1918 Barrington Drive, W. Clearwater, FL 33763 (727) 271-3695 (Cell) (727) 446-3619 (Business Phone) Emma_barrido@msn.com	Room & Board and Res. Hab. services for adults with mild to extensive challenges in daily living skills. Residential Nursing Services are available.	Nancy Honl	6 Male/ Female	M/F
Amer Home II Group Hm. 3060 Allen Avenue Clearwater, FL 33761 727-726-5245 F593666834001 001	Amer Home Care, Inc. April Barrido 3060 Allen Avenue Clearwater, FL 33761 727-726-5245 (Home) 727-669-5165 (Fax) (727) 481-4292 April's Cell) AMERHome2Inc@gmail.com	Room & board, Res. Hab. and residential nursing for adults with medical challenges. The home is wheelchair accessible . Profile Update - 10/10/11: 1 Staff PCM Trained.	Nancy Honl	6 Male/ Female	MF
Anchorage House Group Home 992 Union Street Dunedin, FL 34698 (727) 223-4435 Angela Jackson, On-Site Mgr. (727) 953-5518 (Cell) F473210488001 002	JD Lampley, Inc. Joseph Lampley 4734 9 th Avenue, South St. Petersburg, FL 33711 (727) 408-8043 (Cell) Joelamp10@yahoo.com	Behavior Focus As of 5/8/18 Room & Board and Res. Hab. services for adult males with moderate to extensive challenges in daily living skills.	Nancy Honl	6 Male	M
Anclote G. H. 1022 Anclote Drive Tarpon Springs 34689 727-940-2598 727-940-7018 (Fax) F591056551012 024	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Intensive Behavior Room & board and res. Hab. services for adults (25-55) with a diagnosis of Prader-Willi syndrome, and needing behavioral services. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male/ Female	M/F

Anderson G. H. 1537 Lakeview Rd Clearwater, FL 33756 727-533-5266 (Home) 727-512-0474 (Cell) 727-445-9425 (Fax) S215646806001 001	Vickie Anderson 1537 Lakeview Rd Clearwater, FL 33756 727-533-5266 (Home) 727-512-0474 (Cell) 727-445-9425 (Fax) Vande1537@mac.com	Room & Board and Res. Hab. services for adults with significant challenges in daily living skills.	Nancy Honl	6 Male/ Female	MF
Angel Hugs Group Home 7304 Woodhall Court Tampa, FL 33634 (813) 995-1189 Jany Perez, On-Site Mgr. (813) 995-1189 (Cell) F834114698001 001	Angel Hugs Home Care, Inc. Jany Perez, Administrator 7304 Woodhall Court Tampa, FL 33634 (813) 995-1189 (Cell) angelhugshc@yahoo.com	Room & Board and Res. Hab. services for adults (18 +) with moderate to significant challenges in daily living skills.	Penny Petrini	5 Male/ Female	M/F
Angel's Heaven Group Hm 2737 65 th Way, North St. Petersburg, FL 33710 (727) 346-5992 F371428773003 002	Adult Care Housing, Inc. Niece Jochims, Pres./Owner 1762 72 nd Avenue, NE St. Petersburg, FL 33702 727-526-0816 727-433-2542 (Niece's Cell) Michelle Tolini, CEO (727) 418-6264 (Michelle's Cell) (727) 205-3780 (Fax) (727) 273-8072 (Office) michelle@adultcarehousinginc.com bjoc8888@aol.com www.adultcarehousinginc.com	Behavior Focus As of 9/18/13 Room & Board and Res. Hab. services for adults with mild to significant challenges in daily living skills.	Kathy Liles	6 Male/ Female	M/F
Angels Unaware G.H. #1 15707 Pony Place Tampa, FL 33624 813-908-7833 F237346870001 001	Angels Unaware Inc. Ross O'Banion Jr. auexdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & Board and res. Hab. services for adults (18 +) with mild to moderate behavioral challenges and significant challenges in daily living skills.	Penny Petrini	6 Male	M
Angels Unaware G.H. #2 17911 Angel Halo Lane Lutz, FL 33548-4421 813-949-2729 F237346870001 010	Angels Unaware Inc. Ross O'Banion Jr. auexdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & board, res. Hab. and nursing services for adults (18 +) with medical challenges (nursing available), significant challenges with daily living skills with mild to moderate behavioral challenges. The home is wheelchair accessible .	Penny Petrini	6 Male/ Female	MF
Angels Unaware G.H. #3 2336 Windsor Oaks Lutz, FL 33549 813-909-8930 F237346870001 003	Angels Unaware Inc. Ross O'Banion Jr. auexdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & board and res. Hab. services to adults (18 +) with behavioral challenges and significant challenges in daily living skills.	Penny Petrini	6 Male	M
Angels Unaware G.H. #5 2502 Krueger Lane Tampa, FL 33618 813-961-4771 F237346870001 005	Angels Unaware Inc. Ross O'Banion Jr. auexdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & board and res. Hab. services to adults (18 +) with behavioral challenges and significant challenges in daily living skills.	Penny Petrini	6 Female	F

Angels Unaware G.H. #6 701 Crenshaw Lake Road Lutz, FL 33548-6107 813-949-8064 F237346870001 006	Angels Unaware Inc. Ross O'Banion Jr. auiekdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & board, res. Hab. and nursing services for adults (18 +) with medical challenges and significant challenges with daily living skills. The home is wheelchair accessible .	Penny Petrini	6 Male/ Female	MF
Angels Unaware G.H. #7 5302 Brushy Creek Drive Tampa, FL 33625 813-969-4375 F237346870001 007	Angels Unaware Inc. Ross O'Banion Jr. auiekdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & board and res. Hab. services to adults (18 +) with mild to moderate behavioral challenges and significant challenges in daily living skills.	Penny Petrini	6 Male/ Female	MF
Angels Unaware G.H. #8 13924 Capitol Drive Tampa, FL 33613 813-908-1659 F237346870001 008	Angels Unaware Inc. Ross O'Banion Jr. auiekdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & board and res. Hab. services for adults (18 +) with autism, behavioral challenges and significant challenges with daily living skills.	Penny Petrini	6 Male	M
Angels Unaware G.H. #9 16541 Forest Lake Drive Tampa, FL 33624 813-264-9503 F237346870001 009	Angels Unaware Inc. Ross O'Banion Jr. auiekdir@aol.com (Ross) 4918 W. Linebaugh Ave. Tampa, FL 33624-5028 PO Box 270040 Tampa, FL 33688-0040 Angela@Angelsunaware.com <i>Please copy Angela on all Referrals</i> 813-961-1159 813-265-1656 (Fax)	Room & Board and Res. Hab. services for adults (18 +) with autism, mild to moderate behavioral challenges and significant challenges with daily living skills.	Penny Petrini	5 Male/ Female	MF
Angelus I Group Home, The (Florence House) 12413 Hudson Ave Hudson, FL 34669 727-856-1775 F591971002001 001	The Angelus Inc. Joseph Neri 12413 Hudson Ave Hudson, FL 34669 727-856-1775 727-856-1070 (Fax) joe@theangelus.com	Room & board for adults (21-61) with significant challenges in daily living skills. The home is wheelchair accessible .	Marc Petrini	10 Male/ Female	MF
Angelus II Group Home, The (Booth House) 12413 Hudson Ave Hudson, FL 34669 727-856-1775 F591971002001 002	The Angelus Inc. Joseph Neri 12413 Hudson Ave Hudson, FL 34669 727-856-1775 727-856-1070 (Fax) joe@theangelus.com	Room & board for adults (24-51) with significant challenges in daily living skills. The home is wheelchair accessible .	Marc Petrini	10 Male/ Female	MF
Angelus III Group Home, The (Ann House) 12413 Hudson Ave Hudson, FL 34669 727-856-1775 F591971002001 003	The Angelus Inc. Joseph Neri 12413 Hudson Ave Hudson, FL 34669 727-856-1775 727-856-1070 (Fax) joe@theangelus.com	Room & board for adults (18-60) with significant challenges in daily living skills. The home is wheelchair accessible .	Marc Petrini	8 Male/ Female	MF
Angelus IV Group Home, The (Dave House) 12413 Hudson Ave Hudson, FL 34669 727-856-1775 F591971002001 004	The Angelus Inc. Joseph Neri 12413 Hudson Ave Hudson, FL 34669 727-856-1775 727-856-1070 (Fax) joe@theangelus.com	Room & board for children/adults with significant challenges in daily living skills. Wheelchair accessible.	Marc Petrini	6 Male/ Female	MF

Angie's House G. H. 8461 58 th Street, North Pinellas Park, FL 33781 (727) 642-2699 (Temp) Lawrence Geiger-On-Site Mgr. (727) 642-2699 (Cell) F201025762001 001	Let's Talk Speech & Language Therapy, Inc. Lawrence Geiger 5524 52 nd Avenue, North Keneth City, FL 33709 (727) 642-2699 (Cell) letstalkinc@gmail.com	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills.	Kathy Liles	6 Male/ Female	M/F
Annilety Group Home 3906 Spence Avenue Tampa, FL 33614 (813) 644-7618 Anislei Acosta Coipel, On- Site Manager (813) 833-3034 (Cell) F842357721001 001	Annilety Care Home, Inc. Anislei Acosta Coipel, Licensee 3906 Spence Avenue Tampa, FL 33614 (813) 833-3034 Anniletycarehome2020@gmail.com	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills.	Penny Petrini	5 Male/ Female	M/F
Anover Group Home 17812 Wendy Sue Ave. Hudson, FL 34667 727-869-2804 S575155439003 001	The Anover Home, Inc. Diomar Anover 17812 Wendy Sue Ave Hudson, FL 34667 727-869-2804 Anoverhomeinc2015@hushmail.com	Room & Board & Res. Hab. services for adults (18 +) with mild to moderate challenges in daily living skills. The home is wheelchair accessible .	Marc Petrini	6 Male/ Female	MF
Anvaya Group Home 4611 83 rd Terrace, North Pinellas Park, FL 33781 (813) 898-3059 Jocelyn Bandola, On-Site Manager (813) 898-3059 (Cell) F824717824001 002	A&J Compassionate Care, LLC Jocelyn Bandola, Owner 8319 42 nd Avenue, North St. Petersburg, FL 33709 (813) 898-3059 (Cell) ajcompassionatecare@gmail.com	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills.	Kathy Liles	5 Male/ Female	M/F
Applegate Gr. Home 3904 Applegate Circle Brandon, FL 33511 813-643-9241 F650118730020 032	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Tim Kvasnicka, Dir. Of Operations (813) 830-7823 (Office) (813) 538-5649 (Cell) tkvasnicka@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org Elaine Smigielski, Program Coordinator esmielski@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Behavior Focus Room & Board and Res.Hab. services for adults with behavioral challenges and significant challenges in daily living skills. Referrals should be sent to: Kim Wright- Kwright@sunrisegroup.org Kirsten Pindar – kpindar@sunrisegroup.org Jennifer Gavin- jgavin@sunrisegroup.org Tom McClusky- tom@mccluskyenterprises.org	Becky Rohrs	6 Male	M
Arcadia Avenue G. H. 1404 N. Arcadia Ave Arcadia, FL 34266 863-491-8949 F592008900002 001	ARC/Desoto, Inc. Robin Carrender, Ex. Director Westberry_Childs@arcdesoto.org PO Box 1001 Arcadia, FL 34265 4173 NE Highway 17 Arcadia, FL 34266 863-494-2328 863-990-7472 (Robin's Cell) 863-494-0343 (Fax) arcdesotoinc.org generalarc@arcdesoto.org	Room & board and Res Hab. services for adults (18+ years old) with mild to moderate challenges in daily living skills.	Alicia Tyner	6 Male/ Female	M/F
Arch Group Home 2224 Arch McDonald Drive Dover, FL 33527 (813) 810-6257 Carol Josephs, On-Site Manager (813) 810-6257 (Cell) F204959277001 011	Ridgeland Group Home, Inc. Carol Josephs 2504 Culbreath Cove Court Valrico, FL 33596 (813) 655-1222 (Office) (813) 810-6257 (Cell) Cjosephs2000@yahoo.com	Room & Board and Res. Hab. Services for adults (18+) with moderate to extensive challenges in daily living skills, and with behavioral challenges The home also provides Residential Nursing services.	Becky Rohrs	6 Male/ Female	M/F

Arundel House Group Home 5028 34 th Avenue, North St. Petersburg, FL 33710 (813) 505-4675 Keith Williams, On-Site Mgr. (727) 563-6063 (Cell) F274330176001 008	Trowbridge A.G., LLC Elvis Badnjevic 5121 44 th Avenue, North St. Petersburg, FL 33709 813-505-4675 (Cell) Trowbridge_ag@yahoo.com	Enhanced Intensive Behavior Room & board and Res Hab. services for adults (18+ years old) with mild to extensive challenges in daily living skills, and with Behavioral challenges.	Joni Burnett	6 Male/ Female	M/F
Attention Home 19511 Michigan Avenue Odessa, FL 33556 813-475-5611 F592379778002 001	Attention Home, Inc. Diane Ciulla 19511 Michigan Avenue Odessa, FL 33556 PO Box 945 Safety Harbor, FL 34695 727-424-1637 (cell) pinellasstartcenter@gmail.com	Room & board and res. Hab. services for adult males (18 +) with mild challenges in daily living skills.	Marc Petrini	4 Male	M
Atrium of Life Group Home 5436 Wyoming Avenue New Port Richey, FL 34652 (727) 815-7411 Christine Smith, On-Site Mgr. (727) 686-1997 (Cell) F814359101001 001	Christine Smith, LLC Christine Smith, Owner/Mgr. 5436 Wyoming Avenue New Port Richey, FL 33652 (727) 815-7411 (Group Home) (727) 686-1997 (Cell) atriumoflife@gmail.com	Behavior Focus As of 7/5/18 Room & board and Res Hab. services for adults (18+ years old) with moderate to extensive challenges in daily living skills. Residential Nursing Services are also available.	Marc Petrini	6 Male/ Female	M/F
Atrium Place II Group Home 1818 Lakeview Road Clearwater, FL 33764 (727) 535-9942 F452393743002 001	Atrium Place, Inc. Ricardo C. Roces 2179 Dodge Street Clearwater, FL 33760 (727) 535-9942 (646) 853-8570 (Cell) ricardocroces@yahoo.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills. .	Nancy Honl	6 Male/ Female	M/F
Ava Cares Group Home 713 Pearl Circle Brandon, FL 33510 (813) 300-6177 Roger DeRosa, On-Site Manager (813) 895-9448 (Cell) F453000955001 001	Ava Cares, LLC Roger DeRosa 10107 Paddock Oaks Drive Riverview, FL 33569 (813) 895-9448 (Cell) Avacares.alf@gmail.com	Room & Board and Res. Hab. services for adults with mild to extensive challenges in daily living skills.	Nina Giordano	6 Male/ Female	M/F
AVA Cares Group Home II 2318 Cherry Ridge Lane Brandon, FL 33511 (813) 300-6177 Evangeline DeRosa, On- Site Manager (813) 300-6177 (Cell) F453000955001 002	AVA Cares, LLC Roger DeRosa, Owner/Manager 10107 Paddock Oaks Drive Riverview, FL 33569 (813) 895-9447 (Cell) Avacares.grouphome@gmail.com	Room & Board and Res. Hab. services for adults with mild to extensive challenges in daily living skills. Skilled Nursing services also available.	Nina Giordano	6 Male/ Female	M/F
Baclan Group Home 31212 Baclan Drive Wesley Chapel, FL 33545 813-735-8176 813-406-4535 (Fax) F262000157001 005	Understanding Behavior Focus Center, LLC Maria Thomas 31212 Baclan Drive Wesley Chapel, FL 33545 813-735-8176 813-406-4535 (Fax) Maria.ubfc@yahoo.com	Behavior Focus As of 11/1/18 Room & board and Res. Hab. services for adolescents/adults (16+) with mild to moderate challenges in daily living skills.	Nina Giordano	5 Male/ Female	MF
Bay Area Direct Foster Home 2105 Roanoke Springs Drive Ruskin, FL 33570 (813) 679-5122 Deshae Martin, On-Site Mgr. (813) 585-7708 (Cell) F822789831001 001	Bay Area Direct Client Care, LLC Ms. Deshae Martin, Licensee 2105 Roanoke Springs Drive Ruskin, FL 33570 (813) 679-5122 (Cell) dmartin@bayareadirectclientcare.com	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills. Residential Nursing Services are also available.	Becky Rohrs	3 Male/ Female	M/F
Bay Group Home I 1445 26 th Avenue, North St. Petersburg, FL 33704 727-290-6457 F593223527001 001	M & J Home Care, Inc. June Morris-Collier 5200 17 th Street, North St. Petersburg, FL 33714 727-463-0354 (Cell) Eastflower16@gmail.com	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Male/ Female	MF

Bay Group Home II 1500 48 th Avenue, North St. Petersburg, FL 33703 (727) 592-2960 F593223527001 002	M & J Home Care, Inc. June Morris-Collier 5200 17 th Street, North St. Petersburg, FL 33714 727-463-0354 (Cell) Eastflower16@gmail.com	Room & Board and Res. Hab. services for adults with moderate to significant challenges in daily living skills.	Kathy Liles	6 Male/ Female	M/F
Bee Ridge Group Home 2455 Bee Ridge Road Sarasota, FL 34239 (941) 706-2604 Ronda Jannelli, On-Site Mgr. (941) 421-4666 (Cell) F823817186001 001	Our Peaceful Living, Inc. 2434 Webber Street Sarasota, FL 34239 Ronda Jannelli (941) 421-4666 (Cell) Christian Jannelli (941) 421-4758 (Cell) Ronda@ourpeacefulliving.org Christian@ourpeacefulliving.org	Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills, and with medical challenges.	Joni Burnett	6 Female	F
Belleair Road Group Home 1453 Belleair Road Clearwater, FL 33756 (616) 240-3016 Collin Mulder, R.N., On-Site Manager (616) 240-3016 (Cell) F451769875001 002	CMOJULES, LLC Collin Mulder 2331 Pembroke Drive Clearwater, FL 33764 (616) 240-3016 (Cell) Cmo22570@yahoo.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills. Residential Nursing Services are also available.	Nancy Honl	10 Male/ Female	M/F
Bessie Dix G. H. 6626 Stark Road Seffner, FL 33584 813-623-3246 F591825942001 005	Human Development Center, Inc. Kim Church, Executive Director 3809 N. Tampa Street Tampa, FL 33603 813-227-9211 813-228-9415 (Fax) kchurch@hdcinc.org Stephanie Fauerbach sfauerbach@hdcinc.org Ashley Furlong, Ex. Adm. Asst. ANFurlong@hdcinc.org	Intensive Behavior Room & board and res. Hab. services for adults (21-62) with significant behavioral challenges and have criminal charges/history. Send Residential Referral Pkts to: Ashley Furlong – ANFurlong@hdcinc.org	Nina Giordano	6 Male	M
Best Care Bradenton G. H. 6602 38 th Ave. Circle, West Bradenton, FL 34209 (941) 794-5759 F208072636001 003	Westside Group Home, Inc. Iliana (Lilly) Stokes 6304 1 st Ave West Bradenton, FL 34209 941-228-5764 (Cell) 941-794-5759 (Ph & Fax) wsgthome@gmail.com	Room & board, Res. Hab. and residential nursing for adults (18 +) with moderate to significant challenges in daily living skills with medical challenges. The home is wheelchair accessible	Joni Burnett	6 Male / Female	M/F
Best of Manatee Group Home 120 8 th Avenue, East Bradenton, FL 34208 (941) 284-2223 Brandia Presha On-Site Mgr. (941) 465-9622 F813513361001 001	Best of Manatee, LLC Ahmad R. Miller 120 8 th Avenue, East Bradenton, FL 34208 (941) 216-4056 (941) 284-2223 (Cell) AhmadMiller587@gmail.com	Room & Board and Res. Hab. Services for adults (18+) with mild to moderate challenges in daily living skills.	Joni Burnett	9 Male/ Female	M/F
Big Heart Group Home 6001 El Dorado Drive Tampa, FL 33615 (813) 500-2686 Robert Merced, On-Site Mgr. F811914749001 001	Big Heart Home Care, LLC Robert Merced 6001 El Dorado Drive Tampa, FL 33615 (407) 451-8340 (813) 215-5090 (Cell) (813) 500-2686 (Home) robertmerced@yahoo.com robertmerced@hush.com - encrypted e-mail address	Room & Board and Res. Hab. Services for adults with mild to moderate challenges in daily living skills.	Jose Sanabria	6 Male/ Female	M/F
Big Heart Group Home 2 7901 Heather Court Tampa, FL 33634 (813) 500-2686 Elena Soto, On-Site Mgr. (407) 451-8340 (Cell) F811914749001 003	Big Heart Home Care, LLC Robert Merced 6001 El Dorado Drive Tampa, FL 33615 (407) 451-8340 (813) 215-5090 (Cell) (813) 500-2686 (Home) robertmerced@yahoo.com robertmerced@hush.com - encrypted e-mail address	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Male/ Female	M/F

Birdhouse Group Home 30348 Birdhouse Drive Wesley Chapel, FL 33545 (813) 735-8176 Ashley Griffith, On-Site Mgr. (813) 958-6455 (Cell) F262000157001 006	Understanding Behavior Focus Center, LLC Maria Thomas 31212 Baclan Drive Wesley Chapel, FL 33545 813-735-8176 (Cell Phone) 813-406-4535 (Fax) Maria.ubfc@yahoo.com	Behavior Focus As of 11/1/18 Room & board and Res. Hab. services for children (-18) with moderate to extensive challenges in daily living skills	Nina Giordano	6 Male/ Female	M/F
Birdie's House Group Home 5720 12 th Avenue, North St. Petersburg, FL 33710 (727) 433-2542 Latina Johnson, On-Site Mgr (727) 320-5324 F371428773003 006	Adult Care Housing, Inc. Niece Jochims, Pres./Owner 1762 72 nd Avenue, NE St. Petersburg, FL 33702 727-526-0816 727-433-2542 (Niece's Cell) Michelle Tolini, CEO (727) 418-6264 (Michelle's Cell) (727) 205-3780 (Fax) (727) 273-8072 (Office) michelle@adultcarehousinginc.com bjoc8888@aol.com www.adultcarehousinginc.com	BEHAVIOR FOCUS As of 5/6/16 Room & Board and Res. Hab. Services for adult males with moderate to extensive challenges in daily living skills.	Kathy Liles	6 Male	M
Bloomfield Group Home 409 Bloomfield Drive Brandon, FL 33511 813-679-7835 F562396583001 005	Sisters Home Care Services, Inc. Monica Deriveau Parmashwarie Azor 4010 Highgate Drive Valrico, FL 33594 813-654-2329 866-654-7519 (Fax) 313-657-7287 (Monica's Cell) 813-679-7835 (Parmashwarie's Cell) Sistershomecareinc@gmail.com	Room & board and Res. Hab. services for adults (18 +) with moderate to significant challenges in daily living skills and with behavioral challenges.	Becky Rohrs	5 Female	F
Blue Skies Group Home 7128 Wrenwood Circle Tampa, FL 33617 (813) 802-5553 Hector Rosado, On-Site Manager (813) 802-5553 (Cell) F473609933002 001	Blue Skies Group Home, LLC Hector Rosado, Owner 7128 Wrenwood Circle Tampa, FL 33617 (813) 802-5553 (Cell) Hectorpicky@gmail.com	Room & board and Res. Hab. Services for adult males with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Male	M
Blue Wave Group Home 708 Kingswood Loop Brandon, FL 33511 (813) 502-6353 Anthony Williams, On-Site Mgr. (813) 650-7650 (Cell) F371428773003 009	Adult Care Housing, Inc. Niece Jochims, Pres./Owner 1762 72 nd Avenue, NE St. Petersburg, FL 33702 727-526-0816 727-433-2542 (Niece's Cell) Michelle Tolini, CEO (727) 418-6264 (Michelle's Cell) (727) 205-3780 (Fax) (727) 273-8072 (Office) michelle@adultcarehousinginc.com bjoc8888@aol.com www.adultcarehousinginc.com	Behavior Focus As of 9/19/18 Room & Board and Res. Hab. services for adults with moderate to extensive challenges in daily living skills.	Becky Rohrs	6 Male	M
Brandon Group Home 10311 Geese Trail Circle Sun City Center, FL 33573 (786) 217-8103 Alfredo Bernal, On-Site Manager (786) 217-8103 (Cell) F844181608001 001	Brandon Group Home, LLC Alfredo Bernal, Licensee 10311 Geese Trail Circle Sun City Center, FL 33573 (786) 217-8103 (Cell) Losbernal64@yahoo.com	Room & Board and Res. Hab. Services for children/adolescents (under 18 years old) with mild to significant challenges in daily living skills.	Becky Rohrs	5 Male/ Female	M/F
Bridge Pine Group Home 11312 Bridge Pine Drive Riverview, FL 33569 813-677-2839 F208578749001 002	Evens Group Home, Inc. Marie Murat RN 11573 Misty Isle Lane Riverview, FL 33579 813-495-3064 (Cell) 813-677-6206 (Fax) riivaa@hotmail.com professombird@gmail.com evensgrouphome@gmail.com	Room & board, Res. Hab. and Residential Nursing for adults (18 +) with mild to significant challenges in daily living skills and with medical challenges. The home is wheelchair accessible	Becky Rohrs	6 Male/ Female	M/F

Bright Horizons I Grp Hm. 3017 19 th Place, SW Largo, FL 33774 (727) 587-6941 F463593704001 001	Samra Sejto Bright Horizons of Pinellas, LLC 3017 19 th Place, SW Largo, FL 33774 (727) 455-8304 (Cell) Brighthorizonsofpinellas@yahoo.com	Behavior Focus As of 8/13/15 Room & Board and Res. Hab. services for female adults (18+) with mild to significant challenges in daily living skills.	Kathy Liles	6 Female	F
Brilliant Mind Group Home 5616 42 nd Street, East Bradenton, FL 34203 (941) 201-4749 Yumicsey Hernandez, On- Site Manager (305) 725-5940 (Cell) F823643362001 001	Brilliant Mind Group Home, Corp. Yumicsey Hernandez, Administrator 5616 52 nd Street, East Bradenton, FL 34203 (305) 725-5940 (Cell) Brilliantmind5616@yahoo.com	Room & board and Res. Hab. Services for adult females with mild to extensive challenges in daily living skills.	Joni Burnett	5 Female	F
Broad Group Home 3004 W. Broad St. Tampa, FL 33614 813-930-2613 (Phone) 813-933-9879 (Fax) Margaret Brown, Manager (813) 940-1491 (Cell) F042893910002 041	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Jennifer Rodriguez, Program Director 862-219-3304 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Intensive Behavior Room & board and res. Hab. services for adolescents/adults (14-23) with behavioral challenges and significant challenges in daily living skills.	Penny Petrini	6 Male	M
Brodie's House Group Home 8772 118 th Street Seminole, FL 33772 (727) 289-4691 Jordan Lee, On-Site Mgr. (386) 872-4662 (Cell) F473210488001 003	JD Lampley, Inc. Joseph Lampley 4734 9 th Avenue, South St. Petersburg, FL 33711 (727) 408-8043 (Cell) Joelamp10@yahoo.com	Behavior Focus As of 5/8/18 Room & board and Res. Hab. Services for adult males with moderate to extensive challenges in daily living skills and with behavioral challenges.	Kathy Liles	6 Male	M
Brownstone Court Grp Hm 11305 Brownstone Court Riverview, FL 33569 813-671-4293 F432082275002 002	Brownstone Manor, Inc. Nicole Brown, RN 6332 Florida Circle, West Apollo Beach, FL 33572 813-677-6296 home 813-541-4105 cell Brownstone6332@aol.com	Room & board, Res. Hab. and Residential Nursing for adults (18 +) with medical challenges.	Becky Rohrs	6 Male/ Female	MF
Brownstone Manor G.H 6332 Florida Circle, West Apollo Beach, FL 33572 813-649-1650 813-641-9713 (Fax) F432082275002 001	Brownstone Manor Inc. Brownstone Group Home Nicole Brown RN 6332 Florida Circle, West Apollo Beach, FL 33572 813-677-6296 home 813-541-4105 cell Brownstone6332@aol.com	Room & board, Res. Hab. and Residential Nursing for adults (26-72) with medical challenges. The home is wheelchair accessible.	Becky Rohrs	6 Male/ Female	MF
Bryan Circle Group Home 402 N. Bryan Circle Brandon, FL 33511 (813) 341-4835 813-341-4836 (Fax) Eric Beal, G. H. Mgr. 813-703-1674 ebeal@questinc.org 813-442-9567 (Phone) 813-341-4635 (Fax) F592013160007 026	Life Concepts, Inc D/B/A Quest, Inc. 3910 N. US Highway 301 Suite 200 Tampa, FL 33619-1297 (813) 423-7700 (Phone) (813) 423-7701 (Fax) Sara Oleck, Senior, Director (407) 810-8191 soleck@questinc.org	Behavior Intensive Room & board, Res. Hab. and nursing for adults with medical, behavioral challenges and significant challenges in daily living skills.	Becky Rohrs	6 Male	M

Bryan Road Group Home 821 Bryan Road Brandon, FL 33511 813-643-1893 F204959277001 004	Ridgeland Group Home, Inc. Ms. Carol Josephs 2504 Culbreath Cove Court Valrico, FL 33596-6387 813-643-2093 (Office) 813-810-6257 (Cell) 813-654-0718 (Fax) Cjosephs2000@yahoo.com Rgh.inc@verizon.net	Behavior Focus Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills. This home is Wheelchair Accessible.	Becky Rohrs	6 Male/ Female	MF
Burke Street Group Home 3134 West Burke Street Tampa, FL 33614 (813) 447-8985 Raul Chery, On-Site Mgr. (617) 784-8446 (Cell) F901035904001 005	Santa Maria Home Care, Inc. Marie D. Chery 3808 N. Lincoln Avenue Tampa, FL 33607 (Mailing Address) (813) 373-6958 (Office) (813) 447-8985 (Cell) (813) 644-5405 (Fax) mariec@santamariahomecare.com Cherymd@yahoo.com	Behavior Focus As of 7/1/2020 Room & board and Res. Hab. services for adult females with mild to extensive challenges in daily living skills and with behavioral challenges.	Jose Sanabria	6 Female	F
Burkett Villa GH 5353 31 st Street N St. Pete, FL 33714 727-528-0291 Trudy Acevedo, Temp. Mgr. F590791038001 004	PARC 3190 Tyrone Blvd N. St. Pete, FL 33710 727-345-9111 Fax 727-347-0283 Karen Higgins, ext. 6919 khiggins@parc-fl.org	Room & board and Res. Hab. services for senior adults with significant medical challenges. The home is wheelchair accessible . Profile Update – 10/10/11: No Staff PCM Trained.	Kathy Liles	15 Male/ Female	MF
Cambridge Group Home 2765 Avocado Drive Clearwater, FL 33759 (727) 754-7110 Peter Bakhit, On-Site Mgr. (727) 686-3567 (Cell) F465501247001 003	Yasmina, Inc. Peter Bakhit, Licensee 2030 Harding Street Clearwater, FL 33765 (727) 686-3567 (Cell) Yasminainc@hotmail.com	Behavior Focus As of 7/23/2020 Room & Board and Res. Hab. services for adolescent/adult males (17 +) with mild to extensive challenges in daily living skills and with behavioral challenges.	Nancy Honl	6 Male	M
Capri Group Home 2014 Capri Road Valrico, FL 33594 813-643-8188 F650118730020 031	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Tim Kvasnicka, Dir. Of Operations (813) 830-7823 (Office) (813) 538-5649 (Cell) tkvasnicka@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org Elaine Smigielski, Program Coordinator esmielski@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Intensive Behavior As of 9/11/18 Room & board and Res. Hab. services to adults (18 +) with behavioral challenges and significant challenges in daily living skills. Referrals should be sent to: Kim Wright- Kwright@sunrisegroup.org Terran Higgs thiggs@sunrisegroup.org Jennifer Gavin- jgavin@sunrisegroup.org Tom McClusky- tom@mccluskyenterprises.org	Nina Giordano	6 Male	M
Care Haven I Group Home 12823 138 th Lane Largo, FL 33774 (727) 637-8615 F273994834001 001	Care Haven, LLC Julia V. Dervisevic, RN 14466 Mooring Drive Seminole, FL 33776 (727) 637-8615 Vjuliad79@gmail.com	Behavior Focus As of 7/2/14 Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills and/or in need of Residential Nursing services.	Kathy Liles	5 Male/ Female	M/F
Care Haven II Group Home 702 10 th Street, NW Largo, FL 33770 (727) 637-8615 Almir Dervisevic, Hm Mgr. (727) 385-3931 amicax@gmail.com F273994834001 002	Care Haven, LLC Julia V. Dervisevic, RN 14466 Mooring Driv Seminole, FL 33776 (727) 637-8615 Vjuliad79@gmail.com	Behavior Focus As of 5/31/16 Room & Board and Res. Hab. services for adults with moderate to extensive challenges in daily living skills and/or in need of Residential Nursing services.	Kathy Liles	6 Male/ Female	M/F

Care Haven III Group Home 1746 30 th Lane, SW Largo, FL 33774 (727) 637-8615 Almir Dervisevic, On-Site Manager (727) 385-3931 (Cell) F273994834001 003	Care Haven, LLC Julia V. Dervisevic, RN 14466 Mooring Driv Seminole, FL 33776 (727) 637-8615 Vjuliad79@gmail.com	Behavior Focus As of 3/11/2020 Room & Board and Res. Hab. services for adults with mild to extensive challenges in daily living skills and/or in need of Residential Nursing services.	Kathy Liles	6 Male/ Female	M/F
Caring Friends and Companions Group Home 2435 Martin Luther King Street, South St. Petersburg, FL 33705 (727) 826-0871 Marilyn Harriott (305) 804- 2678, On-Site Manager F371736426001 001	Caring Friends and Companions Group Home, Inc. 2435 Martin Luther King Street, S St. Petersburg, FL 33705 Marilyn Harriott (305) 804-2678 Valeria Strickland, RN (727) 470- 5628 Caringfriends.14@gmail.com	Behavior Focus As of 3/13/17 Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Joni Burnett	6 Male	M
Caring Friends and Companions GH #2 550 45 th Street, South St. Petersburg, FL 33711 (727) 914-6987 Valeria Strickland, On-Site Manager (727) 470-5628 (Cell) F371736426001 002	Caring Friends and Companions Group Home, Inc. 2435 Martin Luther King Street, S St. Petersburg, FL 33705 Marilyn Harriott (305) 804-2678 Valeria Strickland, RN (727) 470- 5628 Caringfriends.14@gmail.com	Behavior Focus As of 3/21/17 Room & board and Res. Hab. services for adult males with minimal to extensive challenges in daily living skills. Residential Nursing services are available.	Joni Burnett	6 Male	M
Caring Plus Group Home 4231 44 th Avenue, North St. Petersburg, FL 33714 (727) 276-7747 Celia Gibson, On-Site Mgr. (727) 902-6989 (Cell) F814173816001 001	Caring Plus Home Services, Inc. Celia Gibson 4231 44 th Avenue, North St. Petersburg, FL 33714 P.O. Box 35256 St. Petersburg, FL 33705 (727) 276-7747 (727) 902-6989 (Cell) Gbsn33cl@yahoo.com	Room & board and Res. Hab. services for adults with minimal to extensive challenges in daily living skills. Residential Nursing services are available.	Kathy Liles	6 Male/ Female	M/F
Carnelian Foster Home 17305 Blooming Fields Dr. Land O' Lakes, FL 34638- 7222 813-388-5008 F020788576001 001	Carnelian Marcia Howell 17305 Blooming Fields Dr. Land O' Lakes, FL 34638-7222 (813) 505-0454 (813) 926-4304 (Fax) maahowell@aol.com	Room & Board, with Residential Habilitation services for female adults with moderate behavioral issues and significant challenges in daily living skills.	Marc Petrini	3 Male/ Female	M/F
Carrie's Care Group Home 1106 E. Richmere Street Tampa, FL 33612 (813) 488-7217 April Thomas, On-Site Mgr. (954) 534-2904 (Cell) F825023462001 001	Carrie's Care Family Home, Inc. April Thomas 1106 E. Richmere Street Tampa, FL 33612 (954) 534-2904 (Cell) carriescarefamilyhome@gmail.com	Behavior Focus As of 2/17/20 Room & Board and Res. Hab. services for adult males (21-80) with mild challenges in daily living skills.	Marc Petrini	6 Male	M
Cass St. G.H. 2117 W. Cass Street Tampa, FL 33606 813-251-8994 F591825942001 001	Human Development Center, Inc. Kim Church, Executive Director 3809 N. Tampa Street Tampa, FL 33603 813-227-9211 813-228-9415 (Fax) kchurch@hdcinc.org Stephanie Fauerbach sfauerbach@hdcinc.org Ashley Furlong, Ex. Adm. Asst. ANFurlong@hdcinc.org	Intensive Behavior Room & board and Res. Hab. services for adults (25-45) with significant behavioral challenges, have criminal charges/history and significant challenges in daily living skills. Send Residential Referral Pkts to: Ashley Furlong – ANFurlong@hdcinc.org	Jose Sanabria	6 Male	M
Cedar Trace Group Home 3001 Cedar Trace Drive Tarpon Springs, FL 34689 727-940-5732 F591056551012 034	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Marc Petrini	6 Male/ Female	

Charlie's Lodge G. H. 12413 Hudson Ave Hudson, FL 34669 727-379-0469 727-856-1775 F591971002001 005	The Angelus Inc. Joseph Neri 12413 Hudson Ave Hudson, FL 34669 727-856-1775 727-856-1070 (Fax) Joseph Neri (joe@theangelus.com)	Room & board and Res. Hab. services for adults (19-59) with significant challenges in daily living skills. The home is wheelchair accessible .	Marc Petrini	6 Male/ Female	MF
Chilldon Group Home 10802 Hackney Drive Riverview, FL 33578-4414 813-671-1895 F650118730020 015	Sunrise Community, Inc. John Bencoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbencoter@sunrisegroup.org Tim Kvasnicka, Dir. Of Operations (813) 830-7823 (Office) (813) 538-5649 (Cell) tkvasnicka@sunrisegroup.org Stephanie Sharief, Residential Program Director ssharieff@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Room & Board and Res. Hab. services for adults with mild to significant challenges in daily living skills. This home is Wheelchair Accessible. Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Ashley Crockett – acrockett@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Becky Rohrs	12 Male/ Female	MF
Chloe's House Group Home 11158 112 th Street Largo, FL 33778 (727) 685-5615 Ruth Albert, On-Site Mgr. (727) 320-7029 (Cell) F371801586001 002	Albert & Associates, LLC Ruth Renee Albert, Manager 4436 9 th Avenue, South St. Petersburg, FL 33711 (727) 320-7029 (Cell) rthalbert@yahoo.com	Behavior Focus As of 9/10/18 Room & Board and Res. Hab. services for adult males (18+) with behavioral challenges, and with significant challenges in daily living skills.	Kathy Liles	6 Male	M
Christopher's Place G. H. 2556 Jennifer Terrace Palm Harbor, FL 34685 727-412-8635 Narisa Dachsangvorn Narisa_8@hotmail.com Group Home Administrator 727-512-7229 (Cell) F300573064001 001	Christopher's Place, LLC Charles Dachsangvorn, Director 1455 Sunset Point Road Clearwater, FL 33755 (713) 876-4880 (Cell) anphouston@hotmail.com ChrisplaceGH@gmail.com	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Nancy Honl	6 Male	MF
CJ Group Home 7211 Woodbrook Drive Tampa, FL 33625 (727) 656-5225 Maira Ortiz, On-Site Mgr. (727) 656-5225 (Cell) F831000297001 001	CJ Homes of Tampa, LLC Maira Ortiz, RN Owner/Administrator 7211 Woodbrook Drive Tampa, FL 33625 (727) 656-5225 (Cell) (813) 300-3467 (813) 766-0833 Mgortiz89@gmail.com cjhomesoftampa@gmail.com	Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills. Residential Nursing Services are available.	Penny Petrini	6 Male/ Female	M/F
Claire Drive Group Home 315 Claire Drive Seffner, FL 33584 (813) 752-6249 F830412304001 004	Paragon Care, Inc. Victoria Riley LPN, Administrator 315 Claire Drive Seffner, FL 33584 813-956-8270 (Bus. Cell) 239-330-1453 (Fax) Garfield Riley, Manager (813) 482-4634 (Garfield) paragoncaregrouphomes@paragoncare.net	Behavior Focus As of 4/28/16 Room & board and Res. Hab. services for adults with moderate to significant challenges in daily living skills.	Nina Giordano	6 Male/ Female	M/F
Clark Road G. H. 2701 Clark Road Tampa, FL 33618 813-963-1075 813-963-1079 (Fax) C'Kory Charles, On-Site Mgr. (813) 789-0794 (Cell) F821153488001 001	Beacon Sky, Inc. Louis F. Vaccaro IV 15831 Glenarr Drive Tampa, FL 33618 813-395-3075 (Cell) Avaann@verizon.net	Behavior Focus As of 1/7/19 Room & board and Res. Hab. services for children/adolescents with moderate behavioral and significant challenges in daily living skills.	Penny Petrini	6 Male	M

Clewis Avenue Group Hm 4507 Clewis Avenue Tampa, FL 33610 813-740-1012 813-740-9065 (Fax) F592013160007 020	Life Concepts, Inc D/B/A Quest, Inc. 3910 N. US Highway 301 Suite 200 Tampa, FL 33619-1297 (813) 423-7700 (Phone) (813) 423-7701 (Fax) Sara Oleck, Senior, Director (407) 810-8191 soleck@questinc.org	Behavior Focus Room & board and Res. Hab. services for adolescents with behavioral challenges and significant challenges in daily living skills.	Nina Giordano	6 Male	M
Clifton Foster Home 6401 W. Clifton Street Tampa, FL 33634(813) 559-7301 Ileana Bermudez, On-Site Manager (201) 741-5460 (Cell) F823210523001 001	Ileana's Care Home, Inc. Ileana Bermudez, Owner 6401 W. Clifton Street Tampa, FL 33634 (813) 559-7301 (Home) (201) 741-5460 (Cell) ileana.bermudez321@gmail.com	Room & Board and Res. Hab. services for adults (18 – 65) with moderate to extensive challenges in daily living skills.	Jose Sanabria	3 Male/ Female	M/F
Clinton St. G. H. 2309 W. Clinton St. Tampa, FL 33604 813-902-3814 (Ph & Fax) F205279725001 001	Adan G. H. Inc 2309 W. Clinton St Tampa, FL 33604 Anne Herard & Adrien Egalite, Jr. 813-902-3814 (Ph & Fax) 813-770-8739 (Cell for Anne Herard) Anne.m.herard@gmail.com	Room & board and res. Hab. services for adults with mild to moderate challenges in daily living skills. The home is Wheelchair Accessible .	Jose Sanabria	6 Male/ Female	MF
Coachmen Road Manor Group Home 2700 State Road 590 Clearwater, FL 33759 (727) 303-3534 F811359263001 001	Unlimited Compassionate Care, LLC Gaynelle J. Forde, Owner 2700 State Road 590 Clearwater, FL 33759 (727) 564-6556 (Cell) (727) 303-3534 – Facility Unlimitedccc48@gmail.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills. Nursing services are also available.	Jose Sanabria	6 Male/ Female	M/F
Commodore Way Group Home 6704 Commodore Way Tampa, FL 33615 (813) 814-9622 Rosa E. Companioni, On- Site Mgr. (813) 545-1188 (Cell) F813285929001 001	Advanced Group Home, Inc. Rosa E. Companioni 6704 Commodore Way Tampa, FL 33615 (813) 814-9622 (Home) (813) 545-1188 (Cell) Rosa.E41@hotmail.com	Room & board and Res. Hab. services for adults with moderate to extensive challenges in daily living skills.	Penny Petrini	5 Male/ Female	M/F
Compassionate Group Home 8319 42 nd Avenue, North St. Petersburg, FL 33709 (813) 898-3059 Jocelyn Bandola, On-site Manager (813) 898-3059 (Cell) F824717824001 001	A & J Compassionate Care, LLC Jocelyn Bandola, Owner 8319 42 nd Avenue, North St. Petersburg, FL 33709 (813) 898-3059 (Cell) ajcompassionatecare@gmail.com	Room & Board and Res. Hab. services for adults (18 +) with mild to extensive challenges in daily living skills.	Kathy Liles	6 Female	F
Conch Hollow Foster Home 2724 Conch Hollow Drive Brandon, FL 33511 (201) 478-1688 Yolande Collman, On-Site Manager (201) 478-1688 (Cell) F823482522001 001	Lifelong Learners Academy LLC Yolande Collman, Director 2724 Conch Hollow Drive Brandon, FL 33511 (201) 478-1688 (Cell) yolcollman@gmail.com Tamika Floyd, Lead Staff (813) 606-1859 (Cell) TamikaFloyd96@gmail.com rinco3010@yahoo.com	Room & Board and Res. Hab. services for adult females (18 +) with mild to extensive challenges in daily living skills.	Becky Rohrs	3 Female	F
Connecticut Road Foster Home 1108 Connecticut Road Tarpon Springs, FL 34689 (727) 409-0184 Dominic Ancona, On-Site Manager (727) 709-1371 (Cell) F204280057002 002	The Home W/Guiding Hands, Inc. Dominic Ancona 1256 N. Florida Avenue Tarpon Springs, FL 34689 (727) 709-1371 (Cell) Grouphome1256@yahoo.com Maria Ancona (727) 409-0184 (Cell) mcagrouphome@yahoo.com	Room & Board and Res. Hab. services for adult females (22 +) with mild to moderate challenges in daily living skills.	Nancy Honl	3 Female	F

Coral Group Home 822 W. Coral Street Tampa, FL 33602 (813) 202-7249 Kevin Davis, On-Site Mgr. (813) 562-9962 (Cell) F824986016001 001	Building More Futures, LLC Kevin G. Davis 8517 Dee Circle Riverview, FL 33569 (813) 562-9962 (Cell) Bmf4ever.fl@gmail.com	Behavior Focus As of 5/28/19 Room & Board and Res. Hab Services for male children (18 & under) with mild to moderate challenges in daily living skills.	Jose Sanabria	6 Male	M
Corine's Home Foster Home 12347 Cedarfield Drive Riverview, FL 33579 (813) 443-5510 Marie Raymond, Son-Site Mgr. (813) 337-8087 (Cell) F822808214001 001	Dorly Home Care Services, LLC Marie Raymond, Owner/Administrator 12347 Cedarfield Drive Riverview, FL 33579 (813) 337-8087 (Cell) Mraymond18@gmail.com	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Becky Rohrs	2 Male/ Female	M/F
Coulter Place G. H. 711 Coulter Place Brandon, FL 33511 813-655-3031 813-643-8054 (Fax) F592013160007 025	Life Concepts, Inc D/B/A Quest, Inc. 3910 N. US Highway 301 Suite 200 Tampa, FL 33619-1297 (813) 423-7700 (Phone) (813) 423-7701 (Fax) Sara Oleck, Senior, Director (407) 810-8191 soleck@questinc.org	Behavior Focus Room & board, Res. Hab. and nursing for adults with medical, behavioral challenges and significant challenges in daily living skills. Wheelchair Accessible	Becky Rohrs	6 Male/ Female	MF
Countryside G. H. 6607 11 th Avenue E Bradenton, FL 34208 (941) 745-2934. F203166047001 001	WSC Services of Manatee, Inc 6607 11th Ave. East Bradenton, FL 34208 941-745-2934 Dave Montgomery wscbrandie@aol.com	Room & board and res. Hab. services for adults with medical challenges. The home is wheelchair accessible .	Becky Rohrs	12 Male/ Female	MF
Creek Woods G.H. 3918 Creek Woods Dr. Plant City, FL 33563 813-759-6514 813-707-1519 (Fax) Lekeisha Hobdy, Manager 813-403-3941 (Cell) F042893910002 035	National Mentor Healthcare, LLC Tiffany Sullivan, Area Director, Lakeland Tiffany.Sullivan@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Kerry Kelly, Program Director 407-617-4296 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Intensive Behavior Room & board and res. Hab. services for adults (29-47) with behavioral challenges and significant challenges in daily living skills.	Nina Giordano	4 Female	
Crestview Group Home 108 Crestview Drive Brandon, FL 33511 (813) 655-2942 F900661637002 001	New Horizons Learning Center, LLC Jocelyne C. Monperousse, Owner 1513 Carter Oaks Drive Valrico, FL 33596 (813) 523-0113 jmonperousse@yahoo.com	Behavior Focus (8/4/11) Room & board, Res. Hab. and residential nursing services for adults (18+) with moderate to extensive challenges in daily living skills and moderate medical challenges.	Becky Rohrs	6 Female	F
Crestwood G.H. 3705 Crestwood Drive Valrico, FL 33596 813-655-1877 Eliza Roserie, Manager 813-294-1167 (Cell) F042893910002 017	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Dan Hyman, Program Director 734-985-1112 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Room board and Res. Hab. services for adults (21-80) with medical challenges and significant challenges in daily living skills. Wheelchair Accessible	Becky Rohrs	6 Female	F

Cross Bayou Group Home 8032 Lark Street Seminole, FL 33777 (727) 289-1756 Kristina Byrd, On-Site Mgr. (813) 770-6338 (Cell) F593376327001 013	Suncoast New Options, Inc. Tina Engleman, Regional Manager 9502 N. Florida Avenue Tampa, FL 33612 (813) 933-1476 (Office) (813) 966-1825 (Cell) tengleman@cbcure.com	Behavior Focus As of 12/22/16 Room & Board and Res. Hab. services for adult females with mild to extensive challenges in daily living skills.	Joni Burnett	6 Female	F
Crossroads Oakhurst 11928 85 th Avenue, North Seminole, FL 33772 727-290-9221 F593526906001 005	Crossroads of Pinellas, Inc. Cheryl Race 12986 96 th Ave. N Seminole, FL 33776 727-391-9555 cherylrace@CrossroadsofPinellas.onmicrosoft.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Male/ Female	M/F
Crossroads of Belleair G. H. 8930 118 th Street, North Seminole, FL 33772 727-391-9555 F593526906001 006	Crossroads of Pinellas, Inc. Cheryl Race 12986 96 th Ave. N Seminole, FL 33776 727-391-9555 cherylrace@CrossroadsofPinellas.onmicrosoft.com	Room & board and Res. Hab. services for adolescents/adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Male/ Female	MF
Crossroads of the Towers 11431 76 th Avenue Seminole, FL 33772 727-391-9555 F 593526906001 007	Crossroads of Pinellas, Inc. Cheryl Race 12986 96 th Ave. N Seminole, FL 33776 727-391-9555 cherylrace@CrossroadsofPinellas.onmicrosoft.com	Room & board and Res. Hab. services for adolescents/adults with mild, moderate to extensive challenges in daily living skills.	Kathy Liles	6 Female	F
Crossroads of Ridgeview 11475 81 st Ave N. Seminole, FL 33772 727-392-2645 F593526906001 004	Crossroads of Pinellas, Inc. Cheryl Race 12986 96 th Ave. N Seminole, FL 33776 727-391-9555 cherylrace@CrossroadsofPinellas.onmicrosoft.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Male/ Female	MF
Crossroads of Seminole GH 8721 113 th Street N Seminole, FL 33772 727-392-5966 F593526906001 001	Crossroads of Pinellas, Inc. Cheryl Race 12986 96 th Ave. N Seminole, FL 33776 727-391-9555 cherylrace@CrossroadsofPinellas.onmicrosoft.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Male/ Female	MF
Crossroads Valencia GH 10397 Valencia Rd Seminole, FL 33772 727-391-6081 F593526906001 003	Crossroads of Pinellas, Inc. Cheryl Race 12986 96 th Ave. N Seminole, FL 33776 727-391-9555 727-394-1173 (Fax) cherylrace@CrossroadsofPinellas.onmicrosoft.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Female	F
Curry Villa GH 6525 58 th Ave N St. Pete, FL 33709 727-541-5745 F590791038001 001	PARC, Inc. 3190 Tyrone Blvd N. St. Pete, FL 33710 727-345-9111 Fax 727-347-0283 Karen Higgins, ext. 6919 khiggins@parc-fl.org	Room & board and res. Hab. services for adults with mild to moderate challenges in daily living skills	Kathy Liles	15 Male/ Female	MF
Dale's Foster Home 5214 Windingbrook Trail Wesley Chapel, FL 33544 813-217-3297 F800856312001 001	KRM Quality Care, Inc. 5214 Windingbrook Trail Wesley Chapel, FL 33544 813-217-3297 Dale Bogan Preshdale1@yahoo.com Celestine Oliver (Back-up Mgr.) 813-751-4636 – Celestine	Room & Board and Res. Hab. services for adults (18 +) with mild to moderate challenges in daily living skills	Marc Petrini	3 Male/ Female	M/F
Damaris House G. H. 15102 N. 18 th Street Lutz, FL 33549 (813) 545-3351 F462453633001 001	Damaris Care, Inc. Angela Edwards 15102 N. 18 th Street Lutz, FL 33549 P.O. Box 1444 Lutz, FL 33548 (813) 545-3351 damariscare@gmail.com	Room & Board and Res. Hab. services for adults (18 +) with mild to moderate challenges in daily living skills	Marc Petrini	6 Male/ Female	M/F

Damaris Place G. H. 36053 Stable Wilk Avenue Zephyrhills, FL 33541 (813) 545-3351 Angela Edwards, On-Site Manager (813) 545-3351 (Cell) F462453633001 002	Damaris Care, Inc. Angela Edwards 15102 N. 18 th Street Lutz, FL 33549 P.O. Box 1444 Lutz, FL 33548 (813) 545-3351 damariscare@gmail.com	Room & Board and Res. Hab. services for adults (18 +) with mild to moderate challenges in daily living skills	Nina Giordano	6 Male/ Female	M/F
Danny's Group Home 6755 19 th Street, North St. Petersburg, FL 33702 (727) 678-2886 Aida Osmanovic, On-Site Mgr. (813) 325-6666 (Cell) F821102664001 001	ADT Transportation Services, LLC Muharem Ahmetovic 4718 12 th Street, North St. Petersburg, FL 33703 (727) 678-2886 (Cell) adttransportationservices@gmail.com	Behavior Focus As of 6/4/19 Room & Board and Res. Hab. services for adults (18 +) with mild to extensive challenges in daily living skills	Kathy Liles	6 Male/ Female	M/F
Darlington House Group Home 3302 Darlington Road Holiday, FL 34691 (727) 815-0214 Shavla Clark, On-Site Manager (813) 401-9010 (Cell) F832726250001 002	Creative Growth, Inc. Mitsch Beague, Manager 12941 Royal George Avenue Odessa, FL 33556 (727) 408-4666 (Cell) creativegrowthinc@gmail.com	Behavior Focus As of 4/30/2021 Room & Board and Res. Hab. Services for male children/adolescents ((9-18) with moderate to extensive challenges in daily living skills and with behavioral challenges.	Marc Petrini	6 Male	M
Dawn Vista Group Home 12250 Dawn Vista Drive Riverview, 33578 813-672-0396 813-653-3289 (Fax) Junon & Greg Dunbar F510606740002 001	The Caring Place at DVGH, Inc Junon Dunbar, RN, RT Gregory Dunbar 12250 Dawn Vista Dr Riverview, FL 33578 P.O. Box 2331 Brandon, FL 33509 813-892-4862 - Gregory 813-574-9250 - Junon 813-653-3289 (Fax) djunon@yahoo.com thecaringplace@hushmail.com	Behavior Focus Room & board and Res. Hab. for adults with mild to moderate challenges in daily living skills and behavioral challenges. Intermittent Nursing, can serve consumers with medical issues.	Becky Rohrs	6 Male	M
Deer Foot G.H. 10223 Turkey Oak Drive New Port Richey, FL 34654 727-232-6371 Julius Romero, Back-up 813-317-7546 F841717061002 001	Bell Caring Services Corp. Maribell Romero P.O. Box 2059 Land O' Lakes, FL 34638 10223 Turkey Oak Drive New Port Richey, FL 34654 727-271-5304 727-364-8504 (Office) 727-236-9446 (Fax) Belcaringserv_genmailbox@yahoo.com Belcaringserv@yahoo.com	Room & board, Res. Hab. and specialized nursing services for adults with medical challenges. Serving adults with mild/moderate behavioral and significant challenges with daily living skills. The home is wheelchair accessible .	Marc Petrini	6 Male/ Female	MF
Diamond Group Home 6161 82 nd Avenue, North Pinellas Park, FL 33781 (540) 246-5088 Marivic Spaulding, On-Site Manager (540) 246-5088 (Cell) F822624195001 001	Mary Crystal Homecare, LLC Marivic Spaulding, Licensee 6161 82 nd Avenue, North Pinellas Park, FL 33781 (540) 246-5088 (Cell) Marivic_sanz@yahoo.com	Room & Board and Res. Hab. Services for adult males (21 - 60) with mild to significant challenges in daily living skills.	Kathy Liles	6 Male	M
Dinsdale Drive Group Hm. 16319 Dinsdale Drive Spring Hill, Florida 34610 Carol Stone, On-Site Mgr. (813) 591-1327 (G.H.) (352) 678-5277 (Office) (954) 494-2070 Carol's Cell F800511294001 005	Stone's Angel Care, LLC 5455 Greystone Drive Spring Hill, FL 34609 Carol Stone, Owner (352) 678-5277 (Office) (954-) 494-2070 (Cell) Carol.stone46@yahoo.com	Behavior Focus As of 6/18/18 Room & Board and Res. Hab. Services for children/adolescents with mild to extensive challenges in daily living skills.	Marc Petrini	6 Male/ Female	M/F
Dogwood Group Home 1132 Dogwood Avenue Tampa, FL 33613 (813) 415-3773 Max Melton, On-Site Mgr. (813) 310-8158 (Cell) F203786943001 007	Avacorp, Inc. Ann Vaccaro, Licensee 15810 Fenton Place Tampa, FL 33618 (813) 310-0764 (Cell) Avacorp@aol.com	Room & Board and Res. Hab. Services for adult males (18+) with mild to extensive challenges in daily living skills.	Penny Petrini	6 Male	M

Dryer Group Home 2606 Dryer Avenue Largo, Florida 33774 727-240-0177 F591056551012 006	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & Board and Res. Hab. for adults with mild to moderate challenges in daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Kathy Liles	6 Male/ Female	MF
Dusty Group Home 7416 Dusty Road Riverview, FL 33569 813-671-4000 F650118730020 016	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Tim Kvasnicka, Dir. Of Operations (813) 830-7823 (Office) (813) 538-5649 (Cell) tkvasnicka@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Room & board and Res. Hab. for adults with mild to significant challenges in daily living skills. Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Kirsten Pindar – kpindar@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Becky Rohrs	6 Male/ Female	M/F
East 33 rd Street Group Home 5616 33 rd Street, East Bradenton, FL 34203 (941) 405-4974 F274265772002 004	Harmony Land Group Home, LLC Evys Otero, RN 4719 Tobermory Way Bradenton, FL 34211 (941) 284-4386 (Cell) evysotero@msn.com	Room & board and Res. Hab. Services for adults (18+) with moderate to extensive challenges in daily living skills.	Joni Burnett	6 Male/ Female	M/F
Eastside Group Home 4328 E. Drake Blvd. Bradenton, FL 34203 941-284-4386 F274265772002 002	Harmony Land Group Home, LLC Evys Otero, RN 4719 Tobermory Way Bradenton, FL 34211 Sarasota, FL 34243 941-284-4386 (Cell) evysotero@msn.com	Room & board and Res. Hab. for adults (18+) with mild to moderate challenges in daily living skills and with medical challenges. This home can provide RESPIRE and is WHEELCHAIR ACCESSIBLE.	Joni Burnett	6 Male	M
Edgilton Group Home 6214 N. Thatcher Avenue Tampa, FL 33614 (201) 921-4846 Michelle James-Bradley, On-Site Manager (201) 921-4846 (Cell) F473892455001 002	Home Care of Holiday, LLC Michelle James-Bradley, Licensee 3420 S. Dale Mabry Hwy, Ste S Tampa, FL 33629 (201) 921-4846 (Cell) (813) 820-0750 (VWork) Mjames253@gmail.com	Behavior Focus As of 4/28/2021 Room & Board and Res. Hab. Services for adults (18+) with moderate to extensive challenges in daily living skills.	Penny Petrini	6 Male/ Female	M/F
Eleanor's Foster Home 3306 W. Cherry Street Tampa, FL 33607 (813) 515-7013 (Phone/Fax) Eleanor Cueto, On-Site Mgr. (813) 463-6363 (Cell) F820743775001 001	Eleanor's Care Home, Inc. Eleanor Cueto, Administrator 3306 W. Cherry Street Tampa, FL 33607 (813) 515-7013 (Phone/Fax) (813) 463-6363 (Cell) maquycuba@yahoo.com	Room & Board and Res. Hab. services for adults (18-45) with mild to extensive challenges in daily living skills.	Jose Sanabria	3 Male/ Female	M/F
Elena's Group Home 3813 Queen Street, North St. Petersburg, FL 33714 727-623-9284 F271246863001 001	FSQAP, Inc. Mr. Vojislav Bilanovic 6944 18 th Street, North St. Petersburg, FL 33702-6550 727-686-6479 727-686-2528 (Cell) 727-374-4375 (Fax) FSQAP@yahoo.com	Behavior Focus 9/2/11 Room & Board and Res. Hab. services for adults (18+) with significant behavioral challenges and in daily living skills. This home is Wheelchair Accessible.	Joni Burnett	6 Male/ Female	MF
Ella Group Home 2341 Ella Place Clearwater, FL 33765 727-507-9494 F 205552040002 004	DNVO, Inc. Delia V. Ozoa, RN 1308 Viewtop Drive Clearwater, FL 33764 727-542-9138 (Cell) 727-507-9494 viewtopgrouphome@hotmail.com	Room & board and Res. Hab. services for children and adolescents (18 & under) with moderate to extensive challenges in daily living skills. All referrals go to Lynn at viewtopgrouphome@hotmail.com	Jose Sanabria	6 Male/ Female	M/F
Ellenton 2 Group Home 4211 36 th Avenue, East Palmetto, FL 34221 (941) 284-4386 Evys Otero, On-Site Mgr. (941) 284-4386 (Cell) F274265772002 005	Harmony Land Group Home, LLC Evys Otero, RN, Administrator 4719 Tobermory Way Bradenton, FL 34211 (941) 284-4386 (Cell) evysotero@msn.com	Room & Board and Res. Hab. services for adults (18+) with moderate to extensive challenges in daily living skills.	Joni Burnett	10 Male/ Female	M/F

Emerald Avenue G.H. 4608 N. Emerald Ave Tampa, Florida 33614 813-876-9489 F591846986002 002	McClain, Inc. Tristin Crowder, Program Director 7211 N. Dale Mabry #210 Tampa, FL 33614 813-930-0088 (813) 299-8774 (Cell) mcclain1@tampabay.rr.com	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Jose Sanabria	6 Female	F
EML Group Home 1123 30 th Street Court, East Bradenton, FL 34208 (305) 610-1346 F454321935001 001	EML Group Homes, Inc. Marie Linda Risselin, RN 1123 30 th Street Court, East Bradenton, FL 34208 PO Box 435 Riverview, FL 33569 (305) 610-1346 (Cell) marielinda@emlgrouphomes.com	Room & Board and Res. Hab. services for adults with mild to extensive challenges in daily living skills. Residential Nursing & Skilled Nursing Services are available.	Joni Burnett	4 Male/ Female	M/F
EML Group Home 2 1436 15 th Street, West Bradenton, FL 34205 (305) 610-1346 F454321935001 002	EML Group Homes, Inc. Marie Linda Risselin, RN 1123 30 th Street Court, East Bradenton, FL 34208 PO Box 435 Riverview, FL 33569 (305) 610-1346 (Cell) marielinda@emlgrouphomes.com	Room & Board and Res. Hab. services for adults with moderate to extensive challenges in daily living skills. Residential Nursing & Skilled Nursing Services are available.	Joni Burnett	6 Male/ Female	M/F
EML Group Home 3 613 50 th Street, East Bradenton, FL 34208 (305) 610-1346 Marie Linda Risselin, RN, On-Site Manager (305) 610-1346 (Cell) F454321935001 003	EML Group Homes, Inc. Marie Linda Risselin, RN, Licensee 1123 30 th Street Court, East Bradenton, FL 34208 PO Box 435 Riverview, FL 33569 (305) 610-1346 (Cell) marielinda@emlgrouphomes.com	Room & Board and Res. Hab. services for adults with moderate to extensive challenges in daily living skills. Residential Nursing & Skilled Nursing Services are available.	Joni Burnett	6 Male/ Female	M/F
Endearment House G. H. 4336 Yardley Avenue, N. St. Petersburg, FL 33702 727-623-9492 Diane Loux, Back-up Mgr. 727-612-3711 F371428773003 001	Adult Care Housing, Inc. Niece Jochims, Pres./Owner 1762 72 nd Avenue, NE St. Petersburg, FL 33702 727-526-0816 727-433-2542 (Niece's Cell) Michelle Tolini, CEO (727) 418-6264 (Michelle's Cell) (727) 205-3780 (Fax) (727) 273-8072 (Office) michelle@adultcarehousinginc.com bjoc8888@aol.com www.adultcarehousinginc.com	Behavior Focus As of 3/6/17 Room & board and Res. Hab. for adults with mild to moderate challenges in daily living skills.	Kathy Liles	6 Male/ Female	MF
Evens Group Home 12718 Lovers Lane Riverview 33579-6814 Marie Murat RN 813-672-4969 F208578749001 001	Evens Group Home, Inc. Marie Murat RN 11573 Misty Isle Lane Riverview 33579 813-495-3064 (Cell) 813-677-6206 (Fax) rijivaa@hotmail.com professormbird@gmail.com evengrouphome@gmail.com	Room & board and Res. Hab. for adults with moderate behavioral challenges, significant challenges in daily living skills and significant medical challenges Wheelchair accessible.	Becky Rohrs	6 Male/ Female	MF
Ezy Living Group Home 3708 E. Clifton Street Tampa, FL 33610 (727) 433-1129 Willie Sams, On-Site Mgr. smoothlivinginc@gmail.com F831153690001 001	Ezy Living, LLC Eric Edwards, Owner 5061 Inshore Landing Drive Apollo Beach, FL 33572 (727) 433-1129 (Cell) ezylivingllc@yahoo.com	Intensive Behavior As of 2/20/2020 Room & Board and Res. Hab. Services for male adults with mild to extensive challenges in daily living skills and with behavioral challenges.	Penny Petrini	6 Male	M
Ezy Living Group Home 2 15441 Wicked Strong Street Sun City Center, FL 33573 (727) 433-1129 Rochelle Hooke, On-Site Manager Rochellehooke@gmail.com (813) 613-2509 (Cell) F831153690001 002	Ezy Living, LLC Erik Edwards, Owner 5061 Inshore Landing Drive Apollo Beach, FL 33572 (727) 433-1129 (Cell) Ezylivingllc@yahoo.com	Intensive Behavior As of 2/11/2021 Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills and with behavioral challenges.	Becky Rohrs	6 Male/ Female	M/F

Fairfax House Group Hm. 6955 Fairfax Dr Port Richey, FL 34668 Leslie Rodriguez, House Mgr. 727-843-9501 727-847-9868 (Fax) Cheryl Rosas, Administrator 727-364-4205 (Alt. Phone) F593680626001 001	Fairfax House, Inc. David Tapp (Aug.-Nov.) Mark P. Haeger ((April-July) Roger Bobier (Dec.-Mar) 6955 Fairfax Dr Port Richey, FL 34668 727-843-9501 Fairfaxhouse1@gmail.com	Behavior Focus Room & Board and Res. Hab. for adults with mild to moderate challenges in daily living skills.	Marc Petrini	6 Male/ Female	MF
Fajardo Foster Home 18403 Keystone Grove Blvd. Odessa, FL 33556 813-484-3698 F4730855447001 001	Fajardo Foster Service, LLC Steve and Raquel Fajardo 18403 Keystone Grove Blvd. Odessa, FL 33556 (813) 850-4343 (813) 484-3698 (Home) Sfajardo1@hotmail.com Rfajardo7@hotmail.com	Room & Board and Res. Hab. for adults with moderate behaviors and significant challenges in daily living skills.	Marc Petrini	2 Male	M
Falcon G.H. 2419 Falcon Ln Palm Harbor, FL 34683 727-940-5392 F591056551012 020	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Behavior Intensive Room & board and Res. Hab. services for adults with behavioral challenges and significant challenges with daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male	M
Falk Group Home 7809 N. Glen Avenue #B Tampa, FL 33614 813-932-6835 F650118730020 017	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Rudy Gallucio, Dir. Of Operations rgallucio@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Behavior Focus Room & board and Res. Hab. for adults with mild to significant challenges in daily living skills. Limited Wheelchair Accessibility – One Bed Only. Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Terran Higgs thiggs@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Penny Petrini	8 Male/ Female	M/F
Farleigh House Group Home 5150 97 th Terrace Pinellas Park, FL 33782 (813) 505-4675 James Cox, Jr.-On-Site Mgr. (813) 389-1161 (Cell) F274330176001 007	Trowbridge A.G., LLC Elvis Badnjevic 5121 44 th Avenue, North St. Petersburg, FL 33709 813-505-4675 (Cell) Trowbridge_ag@yahoo.com	Intensive Behavior As of 7/2/18 Room & Board and Res. Hab. Services for adult males with mild to extensive challenges in daily living skills and with behavioral challenges.	Joni Burnett	6 Male	M
Fern Street Group Home 4607 E. Fern Street Tampa, FL 33610 (813) 542-0162 Courtney Bell, On-Site Mgr. (727) 488-4720 (Cell) F010624098001 007	Serenity Village, Inc. Gary Hartfield, President 3420 S. Dale Mabry Highway Unit S Tampa, FL 33629 (727) 457-8744 (Cell) ghartfield@gmail.com Kimberly Houston, COO (727) 599-2026 (Work) (941) 224-2258 (Cell) Kimberly.houston@serenity-village.com	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills and with behavioral challenges.	Jose Sanabria	6 Male/ Female	M/F
Ferris Group Home 1814 Woodcut Drive Lutz, FL 33559 813-600-0822 or 813-500-0734 F274325919001 004	Tiffany Thomas Emerging People, LLC 4015 Snipe Lane Land O' Lakes, FL 34639 813-600-0822 813-433-2486 (Fax) Tthomas@emergingpeople.org Bobby Richards, Back-up Mgr. 813-500-0734 brichards@emergingpeople.org	Behavior Focus As of 10/29/13 Room & board and Res. Hab. for adults with mild to significant challenges in daily living skills and behavioral challenges.	Marc Petrini	4 Male	M

First Manor G.H. 6149 1st Avenue New Port Richey, FL 34653 727-842-6232 Nancy Eron, Manager 727-842-6232 (Ph. & Fax) 1stmanor@gmail.com Cheryl Rosas, Administrator 727-364-4205 F593680626001 002	Fairfax House, Inc. David Tapp (Aug.-Nov.) Mark P. Haeger ((April-July) Roger Bobier (Dec.-Mar) 6955 Fairfax Dr Port Richey, FL 34668 727-843-9501 1stmanor@gmail.com Fairfaxhouse1@gmail.com	Room & Board and res. Hab. for adults with mild to moderate challenges in daily living skills.	Marc Petrini	6 Male Female	MF
Flora Group Home 6622 Stark Road Seffner, Florida 33584 813- 623-3370 813-228-9415 (Fax) F591825942001 006	Human Development Center, Inc. Kim Church, Executive Director 3809 N. Tampa Street Tampa, FL 33603 813-227-9211 813-228-9415 (Fax) kchurch@hdcinc.org Stephanie Fauerbach sfauerbach@hdcinc.org Ashley Furlong, Ex. Adm. Asst. ANFurlong@hdcinc.org	Behavior Intensive Room & board and res. hab services for adults (32-49) with significant behavioral challenges, have criminal charges/history. Send Residential Referral Pkts to: Ashley Furlong – ANFurlong@hdcinc.org	Nina Giordano	6 Male	M
Floral Drive Group Home 313 Floral Drive Tampa, FL 33613 (813) 961-1849 F203786943001 005	Ann T. Vaccaro AVACORP, Inc. 15810 Fenton Place Tampa, FL 33618 (813) 310-0764 (Ann Vaccaro) (813) 310-0400 (Sherry Vaccaro) (813) 265-2195 (Fax) avacorp@aol.com	Behavior Focus As of 4/28/16 Room & board and Res. Hab. services for adults with moderate behavioral challenges.	Penny Petrini	6 Male	M
Florida Avenue G.H. 461 S. Florida Ave Tarpon Springs, 34689 727-935-6027 (Office) 727-935-6037 (Fax) Joella McCluster, Mgr. 727-565-6339 (Cell) jmccluster@suncoastnewoptions.com F593376327001 011	Suncoast New Options, Inc. Tina Engleman, Regional Manager 9502 N. Florida Avenue Tampa, FL 33612 (813) 933-1476 (Office) (813) 966-1825 (/Cell) tengleman@cbccarellc.com Lee Suelzle, Director of Medicaid Waiver Services (813) 743-5724 (/Cell) LSuelzle@suncoastnewoptions.com	Behavior Focus As of 4/16/2020 Room board and Res. Hab. for adults with mild to extensive challenges in daily living skills	Nancy Honl	8 Male/ Female	MF
Footprints Group Home 30629 Midtown Court Wesley Chapel, FL 33545 (813) 345-7067 (813) 395-5269 Yvonne Lekelefac, On-Site Mgr. (813) 345-7067 F822141026001 001	Footprints Home Care Services, LLC Yvonne Lekelefac 35324 State Road 54 Zephyrhills, FL 33541 (813) 345-7067 footprintshomecareservices@gmail.com	Room & board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills and with behavioral challenges. Residential Nursing services are also available.	Nina Giordano	6 Male/ Female	M/F
Fort King GH 7932 Fort King Rd Zephyrhills, FL 33541 813-782-6363 Carla Craig, On-Site Manager Mscarla352@yahoo.com F330958582001 002	Global Unity Care, Inc. Mark Adler, Owner (949) 307-5900 (Cell) mvguy2000@yahoo.com Phillippe (863) 327-3203 (Secondary Cell) Carla Craig, On-Site Manager Mscarla352@yahoo.com P. O. Box 421983 Kissimmee, FL 34742 3445 Woodberry Court Kissimmee, FL 34746 407-343-6072 407-343-5013 (Fax)	Behavior Focus Room & board and Res. Hab. services for adults with significant behavioral challenges and may have criminal charges/history.	Nina Giordano	6 Male	M
Foxhall Group Home 3475 Foxhall Drive Holiday, FL 34691 (201) 921-4846 Michelle James, On-Site Mgr. Jeffrey Gurney, Back-up Mgr. (727) 243-2049 (Cell) F473892455001 001	Home Care of Holiday, LLC Michelle James-Bradley 3420 S. Dale Mabry Hwy., Suite S Tampa, FL 33629 (201) 921-4846 (Cell) Mjames253@gmail.com	Room & board and Res. Hab. services for Adults (18-75) mild to moderate challenges in daily living skills. Will consider mild-moderate behavior challenges.	Marc Petrini	6 Male/ Female	MF

Freedom Court Group Hm. 11277 Freedom Court Seminole, FL 33772 727-256-2388 (Office) 727-256-9052 (Fax) Xochiquetzal (Netsay) Parker, Mgr. 727-543-3271 (Cell) Xochiquetzal.parker@serenity-village.com F010624098001 003	Serenity Village Inc. Gary Hartfield 3420 S. Dale Mabry Highway Unit S Tampa, FL 33629 727-599-2026 (Office) 727-599-2151 (Fax) 727-452-8744 (Cell) ghartfield@gmail.com Kimberly Houston, COO (727) 599-2026 (Work) (941) 224-2258 (Cell) Kimberly.houston@serenity-village.com	Behavior Focus Room and board and Res. Hab. services for adults (18-59) with mild to significant challenges in daily living skills, and with behavioral challenges. Send all Referrals to: Kimberly Houston, COO Kimberly.houston@serenity-village.com	Nancy Honl	8 Male/ Female	MF
Friendship House GH 4409 DeSoto Road Sarasota, FL 34235 941-355-8808, ext. 218 Carol Jones, On-Site Mgr. (941) 284-3294 (Cell) F591305522002 001	Community Haven for Adults and Children with Disabilities, Inc. Brad Jones, Vice President of Operations/Acting CEO 941-355-8808, ext. 221 bjones@thehavensrq.org Christine Crawford 941-355-8808 ext. 264 ccrawford@thehavensrq.org Carol Jones cjones@thehavensrq.org 4405 DeSoto Road Sarasota, FL 34235 941-355-8808 (Office) 941-359-8520 (Fax)	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Joni Burnett	8 Male/ Female	MF
Gandy Circle G.H. 4429 Gandy Circle Tampa 33616-1401 813-915-5306 (Office/Fax) 813-915-5307 (House Ph) Tanya Warren, On-Site Manager (813) 850-6831 (Cell) F832319791001 001	Higher Innovative Care, LLC Gerard T. Doris III 3409 Nottingham Court Apt. 252 Tampa, FL 33614 (813) 365-2494 (Cell) Hinnovative19@gmail.com	Behavior Focus Room & board, and Res. Hab. services for adults with moderate behavioral challenges, medical challenges and significant challenges in daily living skills. Not wheelchair accessible.	Jose Sanabria	6 Male/ Female	MF
Genesis Manor Group Hm. 6504 Reef Circle Tampa, FL 33625 813-960-2273 Faidat Fashola, Site Mgr. 813-956-4411 F020626504001 002	Absolute Care and Habilitative Services, Inc. 23110 State Road 54 #207 Lutz, FL 33549 (Mailing Address) Mr. Jessie McNeil, CEO AbsoluteCare01@yahoo.com 813-361-9164 (Cell) 813-956-4411 Sakinat McNeil 813-748-6036 (Cell)	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Penny Petrini	5 Male/ Female	M/F
George Street Group Hm. 103 George St S. Tarpon Springs, 34689 727-940-3632 727-940-3809 (Fax) F591056551012 031	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. services for older adults (50+) with medical challenges. The home is wheelchair accessible . All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Marc Petrini	10 Male/ Female	MF
Gomto Group Home 513 Gomto Lake Road Brandon, FL 33510 (813) 643-0057 F592013160007 027	Life Concepts, Inc D/B/A Quest, Inc. 3910 N. US Highway 301 Suite 200 Tampa, FL 33619-1297 (813) 423-7700 (Phone) (813) 423-7701 (Fax) Sara Oleck, Senior, Director (407) 810-8191 soleck@questinc.org	Intensive Behavior As of 12/27/17 Room & Board and Res. Hab. Services for adult males with mild to extensive challenges in daily living skills, and with some behavioral challenges. Residential Nursing Services are available.	Becky Rohrs	6 Male	M

Grainary Group Home 4511 Grainary Avenue Tampa, FL 33624 (813) 644-4406 Carolyn Matera, On-Site Mgr. (813) 966-3330 (Cell) F464326543001 001	Matera, LLC Carolyn Matera, Owner 4511 Grainary Avenue Tampa, FL 33624 (813) 644-4406 (Home) (813) 966-3330 (Cell) materallc@yahoo.com	Behavior Focus As of 8/7/18 Room & Board and Res. Hab. Services for male children/adolescents ((6-18) with mild to extensive challenges in daily living skills	Penny Petrini	6 Male	M
Greenwood Court G.H. 813 Greenwood Court Brandon, FL 33511 813-662-6604 F592013160007 022	Life Concepts, Inc D/B/A Quest, Inc. 3910 N. US Highway 301 Suite 200 Tampa, FL 33619-1297 (813) 423-7700 (Phone) (813) 423-7701 (Fax) Sara Oleck, Senior, Director (407) 810-8191 soleck@questinc.org	Intensive Behavior As of 7/14/16 Room & board and Res. Hab. services for adults with behavioral challenges.	Becky Rohrs	6 Female	F
Grove Point G. H. 4822 Grove Point Dr. Tampa, FL 33624 813-415-2694 (Phone & Fax Number) F590311514001 003	Cromartie G.H. Inc Gwen Cromartie 4822 Grove Point Dr. Tampa, FL 33624 813-963-1807 home 305-621-6324 cell 786-229-8208 ALT cromartieinc@gmail.com Expo52qvc@aol.com	Room & board and res. hab for adults with mild to significant challenges in daily living skills. Will accept some mild behavioral challenges.	Penny Petrini	5 Male/ Female	MF
Guardian House Group Home 4836 Guardian Avenue Holiday, FL 34690 (727) 934-9896 Mitschell Beague, On-Site Manager (727) 408-4666 (Cell) F832726250001 001	Creative Growth, Inc. Natita Beague, Owner Mitsch Beague, Manager 4836 Guardian Avenue Holiday, FL 34690 (727) 408-4666 (Cell) Creativegrowthinc@gmail.com	Behavior Focus As of 12/6/19 Room & Board and Res. Hab. Services for male children/adolescents (10-22) with moderate to extensive challenges in daily living skills.	Marc Petrini	6 Male	M
Halcyon Place Group Home 4125 Tartan Place Tampa, FL 33624 (813) 210-4098 Lisa Moss, On-Site Manager (813) 210-4098 (Cell) F842545120001 001	Halcyon Place, LLC 4125 Tartan Place Tampa, FL 33624 Calvin Mitchell, Owner (813) 404-3798 (Cell) Lisa Moss, Owner (813) 210-4098 (Cell) Mailing Address: 3501 Bessie Coleman Blvd. #20254 Tampa, FL 33622 halcyonplacellc@yahoo.com	Behavior Focus As o 10/7/2020 Room & Board and Res. Hab. Services for male children/adolescents (18 and younger) with mild to extensive challenges in daily living skills.	Penny Petrini	5 Male	M
Hamilton House Group Home 13118 Royal Pines Avenue Riverview, FL 33579 (813) 741-3505 F474423953001 001	Winlin Care, Inc. Winferd Chasten 13118 Royal Pines Avenue Riverview, FL 33579 (813) 716-4593 Winferdchasten@yahoo.com Winlincareinc@gmail.com	Behavior Focus As of 12/22/16 Room & Board and Res. Hab. Services for adult males with mild to extensive challenges in daily living skills, and with some behavioral challenges. Residential Nursing Services are available.	Becky Rohrs	6 Male	M
Hanna Ave G.H. 1903 E. Hanna Ave Tampa, FL 33610 813-234-1860 (Home) 813-956-8270 F830412304001 001	Paragon Care, Inc. Victoria Riley LPN, Administrator 315 Claire Drive Seffner, FL 33584 813-956-8270 (Bus. Cell) 239-330-1453 (Fax) paragoncaregrouphomes@paragoncare.net	Behavior Focus Room & board and res. hab services for children/adolescents with physical and medical challenges. The home is wheelchair accessible . The home has capacity for three residents in wheelchairs and three ambulatory.	Jose Sanabria	6 Female	F
Happy Orchids Foster Home 6403 N. Rome Avenue Tampa, FL 33604 (813) 316-5839 F820918097001 001	Happy Orchids Home Services, Corp. Lisandra Monteagudo, Owner 6403 N. Rome Avenue Tampa, FL 33604 (813) 316-5839 (Cell) Happyorchids.services@yahoo.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to moderate challenges in daily living skills.	Jose Sanabria	3 Male/ Female	M/F

Happy Orchids Group Home 402 W. Sitka Street Tampa, FL 33604 (813) 316-5839 Lisandra Monteagudo, On-Site Manager (813) 316-5839 (Cell) F820918097001 002	Happy Orchids Home Services, Corp. Lisandra Monteagudo, Owner 6403 N. Rome Avenue Tampa, FL 33604 (813) 316-5839 (Cell) Happyorchids.services@yahoo.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Male/ Female	M/F
Harbor WEB Group Home 2324 East Harbor Drive, South St. Petersburg, FL 33705 (813) 943-6551 Willem's Chery, On-Site Mgr. (813) 943-6551 (Cell) F593535193001 001	W.E.B. Health Management Services, LLC Mr. Willem's Chery, Licensee 503 E. Jackson Street #108 Tampa, FL 33602 (813) 943-6551 (Cell) Reach.web.enterprise@gmail.com	Room & Board and Res. Hab. Services for adults (18 +) with mild challenges in daily living skills.	Joni Burnett	6 Male/ Female	M/F
Harbor Woods Group Home 59 Harbor Woods Circle Safety Harbor, FL 34695 727-238-3146 F010809017003 005	Tampa Bay Group Homes Inc. B.J. Hill 1224 7 th Street, South Safety Harbor, FL 34695 727-421-7821- (B.J.'s Cell) 727-451-0242 (Office) 727-451-0243 (Fax) Princelgrouphome@hotmail.com (main e-mail address above) bjcocacola@gmail.com (BJ Hill)	Behavior Focus As of 10/29/13 Room & board and Res. Hab. services for adults (20-40) males who need behavioral services, and have significant challenges in daily living skills.	Jose Sanabria	6 Male	M
Harding Group Home 2030 Harding Street Clearwater, FL 33765 (727) 754-7110 Samira Bakhit, On-Site Mgr. (727) 307-8269 (Cell) F465501247001 002	Yasmina, Inc. Peter Bakhit, Owner 2030 Harding Street Clearwater, FL 33765 (727) 686-3567 (Cell) (727) 754-7110 (Office) Yasminainc@hotmail.com	Behavior Focus As of 2/26/18 Room & board and Res. Hab. services for adult/adolescent males (15+) with mild to extensive challenges in daily living skills.	Nancy Honl	6 Male	M
Harmony House Group Home 4397 DeSoto Road Sarasota, FL 34235 941-355-8808, ext. 303 Carol Jones, On-Site Mgr. (941) 284-3294 (Cell) F591305522002 007	Community Haven for Adults and Children with Disabilities, Inc. Brad Jones, Vice President of Operations/Acting CEO 941-355-8808, ext 221 bjones@thehavensrq.org Christine Crawford 941-355-8808 ext. 264 ccrawford@thehavensrq.org Carol Jones cjones@thehavensrq.org 4405 DeSoto Road Sarasota, FL 34235 941-355-8808 (Office) 941-359-8520 (Fax)	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills. Wheelchair Accessible	Joni Burnett	8 Female	F
Harmony Residential Group Home 1004 Sunshine Avenue Brandon, FL 33511 (813) 654-9155 Phaneze Benjamin, On-Site Manager (813) 215-3142 (Cell) F464541115001 001	Trini-T Medical Services, LLC Carla Benjamin, Licensee 1004 Sunshine Avenue Brandon, FL 33511 (813) 654-9155 (Cell) Triniteemedical@gmail.com	Room & Board and Res. Hab. services for adults with mild to moderate challenges in daily living skills Residential Nursing Services also available..	Nina Giordano	4 Male/ Female	M/F
Harrison G. H. 927 Bond Street Arcadia, FL 34266 863-494-0099 F650266411001 001	Harrison Group Home Marjorie Harrison 927 Bond Street Arcadia, FL 34266 863-494-0099 harrisonqh@aol.com	Room & board and Res. Hab. for adults (39-68) with mild to moderate challenges in daily living skills.	Alicia Tyner	14 Male/ Female	MF
Hays House G.H. 15414 Hays Road Spring Hill, FL 34610 727-378-4043 (Ph & Fax) 727-856-2850 F461276730001 001	Hays House Group Home, Inc. Deborah Silverthorn 15414 Hays Road Spring Hill, FL 34610 727-378-4043 (Ph & Fax) 727-856-2850 dsilverthorn50@yahoo.com	Room & board and res. Hab. services for adults with physical and medical challenges. The home is wheelchair accessible .	Marc Petrini	6 Male/ Female	MF

Hercules Group Home 2160 Catalina Drive, North Clearwater, FL 33763 (727) 433-0601 Maria Rhim Caberto, On- Site Manager (727) 433-0601 (Cell) F824879743001 001	Holy Divine Mercy, LLC Maria Rhim Caberto, Licensee 124 Loblolly Court, Apt. B Oldsmar, FL 34677 (727) 433-0601 (Cell) cabertorhim@gmail.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills.	Nancy Honl	5 Male/ Female	M/F
Heritage Health Care Group Home 14608 Scottburgh Glen Drive Wimauma, FL 33598 (813) 539-6215 Marie K. Pierre, On-Site Manager (813) 539-6215 (Cell) F471974473001 001	Heritage Health Care Agency and Training, LLC Marie Pierre Owner 13907 Collier Rock Place Riverview, FL 33579 (813) 539-6215 (Cell) heritagehomehealthagency@gmail.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills. Nursing Services are also available.	Becky Rohrs	6 Male/ Female	M/F
Highgate Group Home 4010 Highgate Drive Valrico FL 33594 813-270-5378 866-654-7519 (Fax) F562396583001 001	Sisters Home Care Services, Inc. Monica Deriveau 4010 Highgate Drive Valrico FL 33594 813-654-2329 866-654-7519 (Fax) 313-657-7287 (Monica's Cell) sistershomecareinc@gmail.com	Behavior Focus Room, board & Res. Hab for adults with mild to moderate behavioral challenges and significant challenges in daily living.	Becky Rohrs	6 Male/ Female	MF
Hill Group Home 4282 Cynthia Terrace North Port, FL 34286 941-268-5437 F455537276001 002	Schamona Hill Hill Foster Home, LLC 4282 Cynthia Terrace North Port, FL 34286 941-268-5437 (Cell) Mola4282@yahoo.com	Room & Board & Res. Hab. services for adults (20-80) with mild to moderate challenges in daily living skills nd physical and medical challenges.	Alicia Tyner	6 Male/ Female	M/F
Hillside Terrace Group Home 808 Hillside Terrace Brandon, FL 33511 (813) 810-6257 Carol Josephs, On-Site Mgr. (813) 810-6257 (Cell) F204959277001 010	Ridgeland Group Home, Inc. Carol Josephs, Administrator 2504 Culbreath Cove Court Valrico, FL 33596 (813) 810-6257 (Cell) (813) 655-1222 (Office) Cjosephs2000@yahoo.com	Room & Board and Res. Hab. Services for Adults (18 +) with moderate to extensive challenges with daily living skills. Residential Nursing services are also available.	Becky Rohrs	6 Male/ Female	M/F
Hilltop Grove Group Home 5452 45 th Avenue, North St. Petersburg, FL 33709 727-688-1892 727-623-0339 (Fax) F421732559001 002 LaQuanda Whittaker, On- Site Manager (727) 667-2184	Among Friends, Inc. Larisa Zujic / Alen Zujic 10800 US Hwy 19, N. Unit 117 Pinellas Park, FL 33782 727-688-1892 (Alen Zujic Cell) 727-546-6327 (Ph & Fax) amongfriendsinc@yahoo.com lwamongfi@gmail.com	Behavior Focus Room & board and Res. Hab. for Adults with moderate to significant behavioral challenges and significant challenges with daily living skills.	Joni Burnett	6 Male	M
Holiday G.H. 5253 Flora Avenue Holiday, FL 34690 Linda Peek 727-947-7143 727-940-3955 (Fax) F900285961001 001	Shannon Watters Prosperous Living, Inc. 2982 Sumner Way Palm Harbor, FL 34684 (810) 728-3578 (Shannon's Cell) 727-791-5477 Fax Watters_prosperous@yahoo.com	Behavior Focus Room & board and Res. Hab. services for Adult females (18 +) with mild to profound challenges in daily living skills. Will consider mild- moderate behavior challenges.	Marc Petrini	6 Male/ Female	M/F
Home With Guiding Hands 1256 N. Florida Avenue Tarpon Springs, FL 34689 (727) 942-4791, Ph. & Fax F204280057002 001	Home With Guiding Hands, Inc. 1256 N. Florida Avenue Tarpon Springs, FL 34689 Dominic J. Ancona 727-709-1371 (Dominic's Cell) anconadominic@yahoo.com Maria Ancona Grouphome1256@yahoo.com mcagrouphome@yahoo.com	Room & board and Res. Hab. services for Adults (18 +) with mild to moderate challenges in daily living skills.	Nancy Honl	6 Female	F
Hopeland 1 Foster Home 8218 Swann Hollow Drive Tampa, FL 33647 (951) 218-3475 Tanisha Campbell, LPN - On-Site Manager (321) 890-8144 (/Cell) F842001776001 001	Hopeland Homes, LLC Andre* Campbell, Licensee 8218 Swann Hollow Drive Tampa, FL 33647 (951) 218-3475 (Cell) hopelandhomesllc@gmail.com	Behavior Focus As of 11/16/2020 Room & Board and Res. Hab. Services for children/adolescents (18 & Under) with mild to extensive challenges in daily living skills. Residential and Skilled Nursing Services are also available.	Nina Giordano	3 Male/ Female	M/F

Howard Avenue Group Home 3207 N. Howard Avenue Tampa, FL 33607 (813) 442-5583 F901035904001 003	Santa Maria Home Care, Inc. Marie D. Chery 3808 N. Lincoln Avenue Tampa, FL 33607 (Mailing Address) (813) 373-6958 (Office) (813) 447-8985 (Cell) (813) 644-5405 (Fax) mariec@santamariahomedcare.com	Behavior Focus As of 4/30/18 Room & board and Res. Hab. for Adult females with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Female	F
Hyaleah Road Foster Home 8521 N. Hyaleah Road Tampa, FL 33617 (813) 569-5905 Marquitta Iverson, On-site Manager (813) 735-6852 S123785364001 002	N'Dambani, Melanie D/B/A Rockfish Foster Home Melanie N'Dambani 4808 Rock Fish Court Tampa, FL 33617 (813) 569-5905 (Home) (813) 325-4166 (Cell) Ndambani.melanie3@gmail.com	Room & Board and Res. Hab. Services for adults with mild to significant challenges in daily living skills.	Nina Giordano	3 Male/ Female	M/F
Idlewild Foster Home 2014 E. Idlewild Avenue Tampa, FL 33610 (727) 851-2224 Arius Scott, On-Site Mgr. (727) 851-2224 (Cell) F813121037001 001	At Your Aide Homemaker And Companion Services, Inc. Ms. Arius Scott, Owner 2014 E. Idlewild Avenue Tampa, FL 33610 (727) 851-2224 (Cell) atyouraide@gmail.com	Room & Board and Res. Hab. Services for adults with mild to moderate challenges in daily living skills.	Jose Sanabria	2 Male/ Female	M/F
Illinois Home Care G. H. 6004 Illinois Avenue New Port Richey, FL 34653 (727) 842-9248 F061776491001 001	Teresa McFetridge / d.b.a. JCN Home Care, LLC 5714 Monroe Street New Port Richey, FL 34653 (727) 255-3746 – Teresa's Cell JCNhomecare@yahoo.com	Room & board and Res. Hab. for adults (18+) with mild to moderate challenges with daily living skills	Marc Petrini	6 Male/ Female	M/F
Indiana Group Home 1290 12 th Street Palm Harbor, 34683 727-223-4062 727-223-4969 (Fax) F591056551012 032	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. services for older adults with medical challenges. The home is wheelchair accessible . All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	10 Male/ Female	MF
Indulgent Horizons Group Home 1508 S. Betty Lane Clearwater, FL 33756 (727) 253-4493 Paul Youman, On-Site Mgr. (708) 990-1632 F815229378001 001	Indulge In Life Solutions, Inc. Paul Youman, Manager 1508 Betty Lane Court Clearwater, FL 33756 (727) 520-2495 (708) 990-1632 (Cell) plyouman@yahoo.com	Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges with daily living skills.	Nancy Honl	6 Male/ Female	M/F
Infinite Hope Foster Home 2032 28 th Street, South St. Petersburg, FL 33712 (727) 592-2263 Teneshia Hall, On-Site Mgr. (727) 320-4820 (Cell) F834211014001 001	Infinite Hope for Living, LLC Teneshia Hall, Owner 2032 28 th Street, South St. Petersburg, FL 33712 (727) 592-2263 (Home) (727) 320-4820 (Cell) infinitehopeforliving@gmail.com	Room & Board and Res. Hab. Services for children/adolescents (Under 18) with moderate to extensive challenges with daily living skills. Nursing services are also provided.	Joni Burnett	2 Male/ Female	M/F
Instruments for Hope Medical GH 1632 20 th Street, SW Largo, FL 33774 (727) 953-9774 Wayne Pete, On-Site Mgr. (727) 204-4781 (Cell) F825343583001 001	Instruments for Hope, LLC Danielle Marcum, Owner 2600 East Bay Drive, Suite 205 Largo, FL 33771 (727) 463-5908 (Cell) Danielle.marcum@instruments4hope.com	Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges with daily living skills. Residential Nursing and Skilled Nursing Services are available.	Nancy Honl	5 Male/ Female	M/F

Isabella GH 7105 50 th Ave. N St. Petersburg FL 33709 727-544-0091 (Ph & Fax) Beth DeLa Cruz 727-674-5063 (GH Contact Person) Avelita DeLa Cruz LPN F273217487001 003	Isabella Manor, LLC Avelita DeLa Cruz 7105 50 th Ave N St. Petersburg FL 33709 727-544-0091 (Ph & Fax) isabellagrouphome@yahoo.com	Room & board and Res. Hab. for adults (18+) with mild to moderate challenges with daily living skills and medical challenges. Skilled intermittent nursing services. Wheelchair Accessible	Joni Burnett	4 Male/ Female	MF
Jacquelyn's House G. H. 4393 Desoto Road Sarasota, FL 34235 941-355-8808, ext. 300 Carol Jones, On-Site Mgr. (941) 284-3294 (Cell) F591305522002 008	Community Haven for Adults and Children with Disabilities, Inc. Brad Jones, Vice President of Operations/Acting CEO 941-355-8808, ext. 221 bjones@thehavensrq.org Christine Crawford 941-355-8808 ext. 264 ccrawford@thehavensrq.org Carol Jones cjones@thehavensrq.org 4405 DeSoto Road Sarasota, FL 34235 941-355-8808 (Office) 941-359-8520 (Fax)	Room & board and Res. Hab. For adults with mild to moderate challenges in daily living skills. Wheelchair Accessible	Joni Burnett	9 Male/ Female	M/F
Jarrel's Group Home 1321 Oxford Court Clearwater, FL 33756 (727) 458-9918 Juan Mariscal, On-Site Mgr. (727) 483-2972 (Cell) F472595090002 002	Sanzell Group Home Services, Inc. Jarrel Sanzell, President 1321 Oxford Court Clearwater, FL 33756 (727) 458-9918 (Main #) (727) 239-7741 sanzellgrouphomeservice@yahoo.com	Behavior Focus As of 10/24/19 Room & Board and Res. Hab. services for male children/adolescents (below 18) with behavioral challenges and extensive challenges in daily living skills.	Kathy Liles	6 Male	M
Jay's Group Home 912 Lakewood Avenue Tampa, FL 33613 813-379-8030 Rohan McDaniel, On-Site Manager (813) 203-2915 (Cell) F813761034001 001	Angels Caretakers, LLC Rohan McDaniel 5100 Dancing Bay Lane Wesley Chapel, FL 33543 (813) 203-2915 (Cell) Masadon813@gmail.com	Room & board and Res. Hab. services for adult males (18+) with behavioral challenges and significant challenges in daily living skills.	Penny Petrini	6 Male	M
JDJ Group Home 7935 Woodvine Circle Tampa, Florida 33615 813-885-2315 813-885-3193 (Fax) F753221941001 001	Damarys Munoz JDJ Group Home, Inc. 7935 Woodvine Cir. Tampa, Florida 33615 813-885-2315 (Office) 813-885-3193 (Fax) Joaquin Verdecia, Jr., Manager 813-465-8099 (Cell) jdjgrouphome@yahoo.com	Room & board and Res. Hab. services for adults (18+) with mild to moderate challenges in daily living skills. Wheelchair accessible English & Spanish speaking	Penny Petrini	6 Male	M
Jelena's Group Home 2894 52 nd Lane, North St. Petersburg, FL 33710 (727) 249-6845 Jelena Zivanovic, On-Site Manager F475376630001 001	Sunshine State Living, Inc. Jelena Zivanovic, Owner 2894 52 nd Lane, North St. Petersburg, FL 33710 (Provider Address) 1330 70 th Street, North St. Petersburg, FL 33710 (Mailing Address) (727) 249-6845 (Cell) sunshinestateliving@gmail.com	Behavior Focus As of 3/27/18 Room & Board and Res. Hab. Services for female adults (18+) with moderate to extensive challenges in daily living skills. Residential Nursing is also available.	Joni Burnett	5 Female	F
Jerome Residential Group Home 4421 Porpoise Drive Tampa, FL 33617 (813) 481-1544 (Cell) F590528213001 002	Jerome, Elianne D. Jerome Residential Group Home, Inc. Enide Guillaume 4421 Porpoise Drive Tampa, FL 33617 (813) 481-1544 (Cell) efabylove@aol.com Elianne Jerome, Back-up Mgr. (813) 526-1948 (Cell)	Room & Board and Res. Hab. for children/adolescents (5-17) with mild to significant challenges in daily living skills	Jose Sanabria	5 Male/ Female	M/F

JKM Residential Care G.H. 9806 N. Connechusett Road Tampa, FL 33617 (813) 766-4019 Kimerlyn Johnson, On-Site Mgr. (813) 766-4019 (Cell) F815171895001 002	Imperial Connections Support Programs, LLC Kimerlyn Johnson, Director of Operations 5450 Bruce B Downs Blvd. Suite. 328 Wesley Chapel, FL 33544 (813) 766-4019 Imperialconnects@gmail.com	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills.	Jose Sanabria	4 Male/ Female	M/F
Johnson G.H. 6044 Paul Buchman Hwy. Plant City 33565 813-754-1359 813-754-1659 (Fax) Lecenda Sykes, G H Cont. F203074817001 001	The Johnson House Inc Jeffery Johnson 1225 Alpine Lake Dr Brandon 33511 813-404-3044 813-754-1659 FAX johnsongrouphome@gmail.com	Behavior Focus Room & board and Res. Hab. for young adults (around 18 +) with mild to moderate challenges with daily living skills. Will accept some mild behavioral challenges.	Nina Giordano	6 Male	M
Joy House Group Home 7435 Mint Julep Drive Riverview, FL 33578 (813) 732-6142 Valerie Gray, On-Site Mgr. (813) 732-6142 (Cell) F611863369001 001	Joy House, Inc. Valerie Gray, Manager 7435 Mint Julep Drive Riverview, FL 33578 (813) 732-6142 (Cell) Valeriecampbell5@yahoo.com	Room & Board and Res. Hab. Services for children/adolescents (under 18) with mild to moderate challenges in daily living skills. Residential Nursing services are also available.	Becky Rohrs	6 Male/ Female	M/F
JP Manor Group Home 5848 7 th Street, South St. Petersburg, FL 33705 (727) 592-2854 Nicole Davis, On-Site Mgr. (727) 336-5318 or (727) 564-6556 F811359263001 002	Unlimited Compassionate Care, LLC Gaynelle J. Forde, Administrator 2700 State Road 590 Clearwater, FL 33859 (727) 564-6556 Unlimitedccc48@gmail.com	Room & Board and Res. Hab. Services for adults (18–75) with mild to extensive challenges in daily living skills. Residential Nursing Services are also available.	Joni Burnett	5 Male/ Female	M/F
Kairos Group Home 5245 87 th Avenue, North Pinellas Park, FL 33782 (727) 273-0186 Karissa Boyd, On-Site Manager (727) 310-7859 (Cell) F822565271002 001	Kairos Home Care, LLC Karissa Boyd 5245 87 th Avenue, North Pinellas Park, FL 33782 (727) 273-0186 (Home) (727) 310-7859 (Cell) Kairos_homecare@yahoo.com	Room & Board and Res. Hab. Services for adult females (18-up) with mild to moderate challenges in daily living skills.	Kathy Liles	6 Female	F
Kapok Kove G. H. 1107 Kapok Kove Circle Clearwater, FL 33759 727-726-5809 F593704065001 004	AUJA Incorporated Tron Armstrong 169 Woodcreek Dr., W. Safety Harbor, FL 34695 727-698-0495 727-726-7448 FAX tronarm@aol.com	Behavior Focus Room & board, res. hab and residential services for adults with significant behavioral challenges and significant challenges with daily living skills.	Nancy Honl	6 Male/ Female	MF
Kathy's House GH 3000 Moss Rose Avenue Palm Harbor, FL 34683 727-754-8069 F591056551012 040	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and res. hab for adults with mild to moderate challenges in daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male/ Female	MF
Kavalier Group Home 2838 Kavalier Drive Palm Harbor, FL 34684 727-729-6698 727-786-3739 Fax Dino Pamplona, On-Site Manager (646) 220-0217 (Cell) F833622134001 001	Kavalier Group Home, LLC Dino R. Pamplona, Licensee 2838 Kavalier Drive Palm Harbor, FL 34684 (646) 220-0217 (Cell) (727) 729-6698 (Home) 727-786-3739 Fax Drpamplona28@gmail.com	Room & board, Res. Hab., and residential nursing services for adults with medical challenges.	Nancy Honl	6 Male	M

Kinard Group Home 7504 Kinard Road Plant City, FL 33565 813-986-1409 813-986-3637 (Fax) Faraah Stephen, Manager 813-397-7522 (Cell) F042893910002 037	National Mentor Healthcare, LLC Tiffany Sullivan, Area Director, Lakeland Tiffany.Sullivan@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Kerry Kelly, Program Director 407-617-4296 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Behavior Intensive Room & board and Res. Hab. services for adults (18+) with behavioral challenges and significant challenges with daily living skills.	Nina Giordano	5 Male	M
Kingsway GH 1104 Kingsway Rd. Brandon, FL 33510 813-657-3658 813-643-0626 (Fax) Marshall Brown, Manager 813-313-9451 (Cell) F042893910002 029	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Ketta Sanon, Program Director 863-409-8584 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Behavior Focus Room & board and Res. Hab. services for adults(18 +) with behavioral challenges.	Nina Giordano	6 Female	F
Knight Group Home 7809 N Glen Avenue # A Tampa, Florida 33614 813-933-1490 F650118730020 019	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Rudy Gallucio, Dir. Of Operations rgallucio@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org Barbara Fox, Program Coordinator bfox@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Room & board and Res. Hab. for adults with mild to significant challenges in daily living skills. This home is Wheelchair Accessible . Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Brittany Trenker – btrenker@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Penny Petrini	8 Male	M
Labella Group Home 10774 125 th Avenue Largo, FL 33778 (727) 223-3350 Eleanor Manera, On-Site Manager (727) 412-4898 (Cell) F843202748001 001	Labella Home, LLC Eleanor Manera, Licensee 10774 125 th Avenue Largo, FL 33778 (727) 412-4898 (Cell) Emanera09@yahoo.cin	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills. Nursing services are also available.	Kathy Liles	5 Male/ Female	M/F
Lake Padgett Group Hm. 3908 Seixas Place Land O Lakes, FL 34639 Marlene Fish 813-996-1277 (Ph & Fax) F275274030001 002	Kinam, LLC Marlene Fish 3908 Seixas Place Land O' Lakes, FL 34639 813-996-1277 (Home Ph & Fax) 813-850-2497 (Cell) marlenejfish@hotmail.com Elizabeth Fish, Back-up Mgr. 813-802-1525	Room & board and residential habilitation for adolescents with moderate behavioral and significant challenges in daily living skills.	Marc Petrini	6 Male/ Female	MF
Lakeside Group Home 6875 81 st Avenue, North Pinellas Park, FL 33781 (727) 677-0046 Alexander Richardson, On-Site Mgr. (917) 202- 4198 (Cell) F461986780001 002	D-Tec Developing Through Enriched Curriculum, Inc. Samir Osmancevic 5251 110 th Avenue, North Suite 114 Clearwater, FL 33760 (813) 817-8938 (Cell) D_Tecinc@yahoo.com	INTENSIVE BEHAVIOR As of 3/22/19 Room & Board and Res. Hab. Services for adult males (18+) with mild to extensive challenges in daily living skills, and with behavioral challenges.	Kathy Liles	6 Male	M

Lakeview GH 1329 Lakeview Drive Clearwater, FL 33756 727-437-7071 F591056551012 021	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. for adults with mild to moderate challenges in daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male/ Female	MF
Lamp House GH 4734 9 th Avenue, South St. Petersburg, FL 33711 (727) 202-8591 Ariel Lampley-Peterson, On-Site Mgr. (727) 281-5080 (Cell) F473210488001 001	JD Lampley, Inc. Joseph Lampley 4734 9 th Avenue, South St. Petersburg, FL 33711 (727) 408-8043 (Cell) Joelamp10@yahoo.com	Behavior Focus Room & Board and Res. Hab. Services for adult males (18+) with moderate to extensive challenges in daily living skills, and with behavioral challenges	Kathy Liles	6 Male	M
Land Group Home 919 Ridgeland Lane Valrico, FL 33594 813-381-4363 813-654-0718 (Fax) F204959277001 001	Ridgeland Group Home, Inc. Carol Josephs 2504 Culbreath Cove Court Valrico, FL 33596-6387 813-810-6257 (Cell) 813-654-0718 (Fax) Cjosephs2000@yahoo.com Rgh.inc@verizon.net	Room & board, Res. Hab. and residential nursing for children and adolescents with medical challenges. The home is wheelchair accessible .	Becky Rohrs	6 Male/ Female	MF
Larimer Group Home 7105 Larimer Court Tampa, FL 33615 (813) 515-6355 F464692725001 001	A1A Larimer Group Home, LLC Maria A. Carralero 7105 Larimer Court Tampa, FL 33615 813-515-6355 - Home 305-803-9960 - Cell A1ALarimer@gmail.com	Room & board and Res. Hab. for adult females (18+) with mild to moderate challenges in daily living skills.	Penny Petrini	5 Female	F
Laurino Group Home 8115 Jasmine Boulevard Port Richey, FL 34668 Karen McKay, On-Site Mgr. (813) 765-1498 (Cell) F237305830001 027	The ARC Nature Coast, Inc. Kelly Long, COO klong@tancinc.org 15782 Little Ranch Road Spring Hill, FL 34610 Mark Barry (352) 650-1743 (Cell) mbarry@tancinc.org (727) 619-0700 - Office	Room & Board and Res. Hab. Services for adult females (18+) with mild to significant challenges in daily living skills.	Marc Petrini	10 Female	F
Lavonda's Place Group Hm 31733 Baymont Loop Wesley Chapel, FL 33543 (813) 428-6689 F833620543001 001	Aneke, Inc. Lavonda Hargrove 31733 Baymont Loop Wesley Chapel, FL 33543 (813) 606-0488 (Cell) (813) 659-2928 (Fax) lavonda@anekeinc.com	Room & Board and Res. Hab. services for children/adolescents (11-18) with moderate to extensive challenges in daily living skills.	Marc Petrini	9 All Male or All Female	M or F
Lawnview Ct. Group Home 7007 Lawnview Ct. Tampa, FL 33615 813-885-4652 (Home) Deborah Carralero, Manager (813) 666-9320 (Cell) lawnviewgrouphome@gmail.com F452827008001 001	D & M Carralero Group Home, LLC 7007 Lawnview Ct. Tampa, FL 33615 813-885-4652 (Home & Fax) Deborah Carralero (813) 666-9320 (Cell) Maria E. Gonzalez Lawnviewgrouphome@gmail.com	Room & board and Res. Hab. for adults (18+) with mild to moderate challenges in daily living skills. Private and Semi-Private rooms are available.	Penny Petrini	6 Male/ Female	M/F
Leelman Group Home 4951 47 th Avenue, North St. Petersburg, FL 33709 (727) 432-3133 (727) 432-2837 Wayne "Lee" McBryant, On Site Manager (727) 432-2837 w.mcbr Bryant@yahoo.com F453368901001 002	MJ Advance Home Care, LLC Milenie J. Kagahastian 4951 47 th Avenue, North St. Petersburg, FL 33709 727-344-8570 (Home) 727-432-3133 (Cell) Wayne Lee McBryant (Alt contact) 727-432-2837 Fax: 727-289-7474 Melen_hc@yahoo.com	Room & board and Res. Hab. for children (7-18) with mild to significant challenges in daily living skills.	Kathy Liles	5 Male/ Female	M/F
Leila's Group Home 3628 35 th Street, North St. Petersburg, FL 33713 (727) 851-9091 F812698732001 001	Leila's Group Home, LLC Suada Banjanovic 3628 35 th Street, North St. Petersburg, FL 33713 (727) 520-8558 (Business) (727) 656-5565 (Cell) (727) 520-8558 (Fax) ibanjanovic@yahoo.com	Behavior Focus as 12/5/14 Room & board and Res. Hab. for adults (18+) with mild to moderate challenges in daily living skills.	Kathy Liles	6 Female	F

Commented [MP1]:

<p>Limona Group Home 1409 Limona Road Brandon, FL 33510 813-655-1994 813-662-0001 (Fax) Marshall Brown, Manager 813-313-9451 (Cell) F042893910002 018</p>	<p>National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Kerry Kelly, Program Director 407-617-4296 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com</p>	<p>Behavior Focus Room & board and Res. Hab. services for adolescents/adults (16 – 40) with behavioral challenges.</p>	Nina Giordano	6 Male/ Female	M/F
<p>Little Ranch Estate G. H. 15750 Little Ranch Road Spring Hill, FL 34610 (727) 856-7778 Adrianez Ortiz, On-Site Mgr (407) 230-6054 (Cell) F237305830001 028</p>	<p>The ARC Nature Coast, Inc. 15782 Little Ranch Road Spring Hill, FL 34610 Kelly Long, COO (727) 619-0700 (Office) klong@thearc-naturecoast.org Mark Barry (352) 650-1743 (Cell) mbarry@thearc-naturecoast.org</p>	<p>Room & Board and Res. Hab. Services for adult males (18-75) with mild to significant challenges in daily living skills. Residential Nursing Services provided for residents with medical challenges.</p>	Marc Petrini	7 Male	M
<p>Live Oak Group Home 2327 Curlew Avenue Clearwater, FL 33763 727-754-7298 727-754-7829 (Fax) F591056551012 042</p>	<p>The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org</p>	<p>Behavior Intensive Room & Board and Res. Hab. Services for adults with behavioral challenges. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org</p>	Nancy Honl	6 Male/ Female	M/F
<p>Livingston Group Home 14912 Livingston Avenue Lutz, FL 33559 (941) 447-6289 Michael Henry, On-Site Mgr. (91) 447-6289 (Cell) F822598493001 001</p>	<p>Grandbrook Home Care Facility, LLC Michael G. Henry 13420 Purple Finch Circle Bradenton, FL 34202 (941) 447-6289 (Cell) MHenry5308@yahoo.com Claudia V. Henry (941) 962-3891 (Cell) grandbrookhomecare@gmail.com claudia@grandbrookhomecare.com</p>	<p>Behavior Focus As of 7/20/20 Room & Board and Res. Hab. Services for children/adolescents (22 & under) with mild to extensive challenges in daily living skills.</p>	Marc Petrini	6 Male/ Female	M/F
<p>Longleat House Group Hm 5055 29th Avenue, North St. Petersburg, FL 33710 (813) 505-4675 Leon Oliver, On-Site Manager (727) 265-0916 (Cell) F274330176001 006</p>	<p>Trowbridge A.G., LLC Elvis Badnjevic 5121 44th Avenue, North St. Petersburg, FL 33709 813-505-4675 (Cell) Trowbridge_ag@yahoo.com</p>	<p>INTENSIVE BEHAVIOR Room & board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills and with behavioral challenges.</p>	Joni Burnett	6 Male/ Female	M/F
<p>Long View Group Home 2773 Long View Drive Clearwater, FL 33761 727-461-3854 F205712720002 003</p>	<p>Charlie's Home Care, LLC Elsie and Charlie Nelson 2773 Longview Drive Clearwater, FL 33761 727-224-9247 or 813-355-6626 ennelson1@msn.com</p>	<p>Room & Board, Res. Hab. and residential nursing services for adults (20-85) with mild to moderate challenges in daily living skills and with medical challenges. Respite Care also available. This home is Wheelchair Accessible.</p>	Nancy Honl	6 Male/ Female	M/F
<p>Lot's Care Group Home 202 Cove Court Clearwater, FL 33756 (727) 410-0567 F300869127001 001</p>	<p>Lot's Care Company, Inc. Lutania Whittington, President 1905 1st Street Indian Rocks Beach, FL 33785 202 Cove Court Clearwater, FL 33756 (Mailing Add) (727) 596-6011 (Home) (727) 410-0567 (Cell) Lotwhitt@hotmail.com</p>	<p>Room & board and Res Hab. for adults with mild to moderate challenges in daily living skills. Respite Care also available. This Home is Wheelchair Accessible.</p>	Nancy Honl	6 Male/ Female	M/F

Lyncare Group Home 1241 Saint Andrews Drive Dunedin, FL 34698 (727) 734-8751 F474646021001 001	Lyncare Group Home, Inc. Nhiel P. Dela Torre 1241 Saint Andrews Drive Dunedin, FL 34698 (727) 734-8751 (727) 656-1057 (Cell) Nhielboy2000@yahoo.com	Room & Board and Res Hab. Services for adult males with mild to extensive challenges in daily living skills. Nursing Services are also available.	Nancy Honl	6 Male	M
Lynnlea Lane Foster Home 904 Lynnlea Lane Tarpon Springs, FL 34689 (813) 419-1986 Maureen Payne, On-Site Mgr. (414) 526-1743 (Cell) F823266080001 001	Oeness 1, LLC Maureen Payne, Licensee 5610 Macallan Drive Tampa, FL 33625 (414) 526-1743 (Cell) Lynnlealn@gmail.com	Room & Board and Res Hab. Services for adult females (40-85) with mild to extensive challenges in daily living skills	Nancy Honl	3 Female	F
Maelee Group Home 12018 Streambed Drive Riverview, FL 33579 (813) 624-4076 Melba Baptiste, On-Site Manager (813) 770-0312 (Cell) F760775546002 003	Melba Lee, Inc. Melba Baptiste 1101 Willow Pine Court, E. Tampa, FL 33604 (813) 770-0312 (Cell) Luna29_912@hotmail.com	Room & board and Res. Hab. services for adults with mild to significant challenges in daily living skills.	Becky Rohrs	5 Male/ Female	M/F
Marlene's House Group Home 4401 Desoto Road Sarasota, FL 34235 (941) 355-8808, ext. 302 Carol Jones, On-Site Mgr. (941) 284-3294 (Cell) F591305522002 009	Community Haven for Adults and Children with Disabilities, Inc. Brad Jones, Vice President of Operations/Acting CEO 941-355-8808, ext 221 bjones@thehavensrq.org Christine Crawford 941-355-8808 ext. 264 ccrawford@thehavensrq.org Carol Jones cjones@thehavensrq.org 4405 DeSoto Road Sarasota, FL 34235 941-355-8808 (Office) 941-359-8520 (Fax)	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Joni Burnett	9 Male/ Female	M/F
Marphil G. H. 640 Marphil Loop Brandon, FL 33511 813-643-7073 F650118730020 033	Sunrise Community, Inc. John Bencoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbencoter@sunrisegroup.org Rudy Gallucio, Dir. Of Operations rgallucio@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org Elaine Smigielski, Program Coordinator esmielski@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Behavior Focus Room & board and res. hab services for adults with behavioral challenges and significant challenges with daily living skills. Referrals should be sent to: Kim Wright- Kwright@sunrisegroup.org Kirsten Pindar – kpindar@sunrisegroup.org Jennifer Gavin- jgavin@sunrisegroup.org Tom McClusky- tom@mccluskyenterprises.org	Becky Rohrs	6 Male	M
Marshall Group Home 2417 Roanoke Springs Dr Ruskin, FL 33570 813-270-4814 813-416-6237 davidedmarshall@yahoo.com F271422771002 001	David E Marshall Enterprises, Inc. David E. Marshall 2417 Roanoke Springs Drive Ruskin, FL 33570 813-270-4814 813-416-6237 davidedmarshall@yahoo.com	Room & Board & Res. Hab. for adults (18+) with mild to significant challenges in daily living skills.	Becky Rohrs	6 Male	M

Marshfield Group Home 16116 Marshfield Drive Tampa, FL 33624 813-964-9021 813-964-9102 (Fax) Chris Ramos, Manager 727-645-7812 (Cell) F042893910002 073	Florida Mentor Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 (Office) 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Jessica Asay, Program Director 727-237-3621 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Behavior Focus Room & board and Res. Hab. services for adolescent/adult males (16 +) with behavioral challenges and significant challenges with daily living skills.	Penny Petrini	6 Male	M
Mary's Group Home 17252 Poppy Fields Lane Land O' Lakes, FL 34638 813-475-4426 (Ph & Fax) F454821134002 001	Mary's Group Home, Inc. Mariseli Gomez 17252 Poppy Fields Lane Land O' Lakes, FL 34638 813-925-9181 (Office) 813-481-0300 (Mariseli's Cell) Maryfost4u@aol.com	Room & board and Res. Hab. Services for adolescents 5-12 or 13-17 years of age, ambulatory, with mild to moderate challenges in behavior and daily living skills. Not Wheelchair Accessible	Marc Petrini	4 Male	M
Mary Jane's House Group Home 4413 DeSoto Road Sarasota, FL 34235 (941) 355-8808 Carol Jones, On-Site Mgr. (941) 284-3294 (Cell) F591305522002 010	Community Haven for Adults and Children with Disabilities, Inc. Brad Jones, President and CEO 4405 DeSoto Road Sarasota, FL 34235 (941) 355-8808, ext. 221 (Office) (941) 234-5664 (Cell) bjones@thehavensrq.org Christine Crawford 941-355-8808 ext. 264 ccrawford@thehavensrq.org Carol Jones cjones@thehavensrq.org	Room & Board & Res. Hab. Services for adults (18+) with mild to significant challenges in daily living skills.	Joni Burnett	8 Male/ Female	M/F
McAdam Foster Home 8726 McAdam Place Tampa, FL 33634 (786) 281-2724 Dainerys Gil, On-Site Mgr. (786) 281-2724 (Cell) S591879944001 001	Dainerys Gil Agency, LLC Dainerys Gil, Licensee 8726 McAdam Place Tampa, FL 33634 (786) 281-2724 (Cell) Mesa682000@yahoo.com	Room & board and Res. Hab. Services for adults (18 +) with moderate to extensive challenges in daily living skills.	Penny Petrini	3 Male/ Female	M/F
McCulloch G.H. 704 E. 120 th Avenue Tampa, FL 33612 813-971-5112 F593096037001 001	McCulloch Group Home Corp. Susan McCulloch 704 E. 120 th Avenue Tampa, FL 33612 813-971-5112 813-478-2536 (Cell) 813-978-0830 (Fax) Jeanette Johnson, Program Mgr. Promgr704@aol.com mghsheep@aol.com	Room & board and Res. Hab. services for adults with moderate to severe challenges in daily living skills.	Penny Petrini	6 Male/ Female	MF
McKinley Group Home 11114 McKinley Drive Port Richey, FL 34668 (727) 364-8504 Tasha Romero, On-Site Mgr. F841717061002 004	Bell Caring Services Corp. Maribell Romero, President P.O. Box 2059 Land O' Lakes, FL 34638 10223 Turkey Oak Drive New Port Richey, FL 34654 813-501-4982 727-364-8504 (Office) 727-236-9446 (Fax) bellcaringservices@outlook.com bellcaringserv_genmailbox@yahoo.com bellcaringserv@yahoo.com	Room & board and Res. Hab. Services for adults (18 - 65) with mild to extensive challenges in daily living skills.	Marc Petrini	5 Male/ Female	M/F
Meadowlawn Group Home 6500 21 st Street, North St. Petersburg, FL 33702 727-290-6585 Raisa Hodzic, On-Site Mgr. (727) 459-0062 (Cell) F274646563001 004	Mikav, Inc. Miladinka Vucic, Owner/Pres. 739 Addison Drive, NE St. Petersburg, FL 33716 727-459-2324 (cell) mikavinc@yahoo.com	Behavior Focus As of 10/1/2020 Room & Board and Res. Hab. Services for adult females (18+) with moderate to extensive challenges in daily living skills.	Joni Burnett	6 Female	F

Melba Lee Group Home 10202 Carloway Hills Drive Wimauma, FL 33598 (813) 812-6854 Isabel Rodriguez, On-Site Manager (813) 481-3369 (Cell) F760775543002 004	Melba Lee, Inc. Melba Rivera 1101 Willow Pine Court, East Tampa, FL 33604 (813) 770-0312 (Cell) m@melbaleeinc.com	Room & Board and Res. Hab. services for adults with mild to significant challenges in daily living skills.	Becky Rohrs	5 Male/ Female	M/F
Merced Care Home 2 4701 N. Habana Avenue Tampa, FL 33614 (813) 516-4399 Melba Merced F474906815001 002	Merced Care Home, LLC Melba Merced, Licensee 7322 Egypt Lake Drive Tampa, FL 33614 (813) 516-4399 (Cell) mercedcarehomellc@gmail.com	Room & Board and Res. Hab. services for adults (18 +) with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Male/ Female	M/F
Merced Group Home 7322 Egypt Lake Drive Tampa, FL 33614 (813) 405-8831 Melba Merced, On-Site Manager (813) 516-4399 (Cell) Robert Merced, Back-up (813) 215-5090 F474906815001 001	Merced Care Home, LLC Melba Merced, Owner 7322 Egypt Lake Drive Tampa, FL 33614 (813) 405-8831 (Home) (813) 516-4399 (Business Cell) mercedcarehomellc@gmail.com	Room & Board and Res. Hab. services for adults (18 - 45) with mild to significant challenges in daily living skills.	Jose Sanabria	5 Male/ Female	M/F
Mia's Care Group Home 200 S. Arcturas Avenue Clearwater, FL 33765 (813) 484-9300 Amanda Araque, On-Site Mgr. (813) 484-9300 (Cell) F841991627001 001	Mia's Compassionate Care, LLC Amanda Araque, Owner 8319 W. Pocahontas Avenue Tampa, FL 33615 (813) 484-9300 (Cell) miasccapd@gmail.com	Intensive Behavior As of 5/22/2020 Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills, and with Behavioral challenges.	Nancy Honl	6 Male/ Female	M/F
Mina's Haven Group Home 1041 37 th Street, South St. Petersburg, FL 33711 (727) 483-3066 Enoris Sly, On-Site Mgr. (727) 557-5966 (Cell) F824869053001 006	Agape's Way, Inc. Chiriga Ofori, Adm./Owner 1851 Sparkling Water Circle Ocoee, FL 34761 (727) 483-3066 (Cell) chiriga@agapesway.com	Room & Board and Res. Hab. services for adults (18+) with moderate to extensive challenges in daily living skills, and with Behavioral challenges. Nursing Services are also available.	Kathy Liles	5 Male/ Female	M/F
Mira Group Home 1501 Crest Court Valrico, FL 33594 813-654-6579 Chris Mira, On-Site Mgr. 813-629-6579 (Cell) F474484547001 001	Mira Group Home, LLC Patricia Mira, Owner 1501 Crest Court Valrico, FL 33594 813-654-6579 (Home) 813-629-6579 (Cell) 813-530-0428 (Fax) miragrouphome@gmail.com	Room & board and Res. Hab. Services for adult males (18+) with mild to moderate challenges in daily living skills.	Nina Giordano	5 Male	M
Mirijana's G. H. 6409 10 th Street N St. Petersburg, FL 33702 727-526-2187 F200919487001 002	Assisted Living of Pinellas, Inc. Mirjana Bilanovic 6944 18 th Street, North St. Petersburg, FL 33702 727-686-6479 727-374-4375 (Fax) Assistedlivingofpinellas@yahoo.com	Behavior Focus As of 12/11/13 Room & board and Res. Hab. services for adults (18+) with behavioral and significant challenges in daily livings skills.	Joni Burnett	6 Female	F
Mockingbird Quality Care GH 5921 Riva Ridge Drive Wesley Chapel, FL 33544 (631) 796-1567 Damion Peters, On-Site Mgr (631) 796-1567 (Cell) F812367229001 001	Mockingbird Quality Care Behavior Focus, LLC Damion Peters 31714 Spoonflower Circle Wesley Chapel, FL 33545 (631) 796-1567 (Cell) Mbqcarebf@yahoo.com	Behavior Focus As of 12/13/17 Room & board and Res. Hab. Services for children/adolescents with mild to extensive challenges in daily living skills and with behavioral challenges.	Nina Giordano	6 Male/ Female	M/F
Monarch Circle Group Home 8480 Monarch Circle Seminole, FL 33772 (727) 410-0567 Lutania Whittington, On- Site Manager (727) 410-0567 (Cell) F300869127001 002	Lot's Care Company, Inc. Lutania Whittington, President 202 Cove Court Clearwater, FL 33756 (727) 410-0567 (Cell) Lotwhitt@hotmail.com	Room & Board and Res. Hab. Services for adults (18+) with mild to significant challenges in daily living skills.	Nancy Honl	5 Male/ Female	M/F

Montano Group Home 5716 Southernview Drive Zephyrhills, FL 33541 (813) 782-4482 Katie Brown, On-Site Mgr. (352) 807-4075 (Cell) F237305830001 029	The ARC Nature Coast, Inc. Kelly Long, COO (727) 619-0700 – Office klong@thearc-naturecoast.org Mark Barry (352) 650-1743 (Cell) mbarry@thearc-naturecoast.org	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills. Residential Nursing services are also available.	Nina Giordano	6 Male/ Female	M/F
Moonlight Group Home #1 5842 117 th Avenue, North Pinellas Park, FL 33782 (727) 623-4036 Adrian Veselinovic, Mgr. 727-244-9535 (Cell) F463182321001 001	Moonlight Group Home, LLC Suada Havic 5842 117 th Avenue, North Pinellas Park, FL 33782 727-548-9563 727-324-8057 (Cell) Havic.Suada@gmail.com moonlightgrouphome@gmail.com	Behavior Focus As of 4/29/14 Room & Board and Res Hab. services for adult males (18+) with mild to extensive challenges in daily living skills.	Kathy Liles	6 Male	M
Moonlight Group Home #2 4441 78 th Avenue, North Pinellas Park, FL 33781 (727) 258-7736 Adrian Veselinovic, On-Site Manager (727) 244-9535 (Cell) F463182321001 002	Moonlight Group Home, LLC Suada Havic 5842 117 th Avenue, North Pinellas Park, FL 33782 727-548-9563 727-324-8057 (Cell) Havic.Suada@gmail.com moonlightgrouphome@gmail.com	Behavior Focus As of 4/4/18 Room & Board and Res Hab. services for adults (18+) with mild to extensive challenges in daily living skills.	Kathy Liles	6 Male/ Female	M/F
Mulberry Group Home 3608 Old Mulberry Road Plant City, FL 33567 (813) 754-5732 (813) 709-0595 (Fax) F770643878001 002	Society of St. Agnes, Incorporated Sister Atukuzwe Nyirenda 6012 Cason Way Lakeland, FL 33812 (863) 529-5108 (Cell) society_slagnes21@hotmail.com Res Hab Provider: Passion for Caring Home Health Agency	Room & board and Res. Hab. Services for adult (18+) women with mild to moderate challenges with daily living skills. Will not serve people with behavioral issues. Wheelchair Accessible. THIS PROVIDER IS NO LONGER ENROLLED AS A MEDICAID WAIVER PROVIDER AND THEREFORE CANNOT PROVIDE RESIDENTIAL HABILITATION FOR ANY WAIVER CONSUMERS CHOOSING TO BE PLACED IN THIS HOME.	Nina Giordano	6 Female	F
Neil's Group Home 1222 W. Fletcher Avenue Tampa, FL 33612 (813) 570-7314 Alexander Richardson, On- Site Manager (813) 703-5950 (Cell) F814993408001 001	GLKP, LLC Kamal Patel 10875 Cory Lake Drive Tampa, FL 33647 (813) 300-7972 (Cell) Talk2kpk@gmail.com	Room & Board and Res. Hab. Services for male adults (18 – 55) with mild to extensive challenges in daily living skills, and with behavioral challenges.	Jose Sanabria	6 Male	M
Newhall Pass Group Home 7304 Newhall Pass Lane Wesley Chapel, FL 33545 (813) 735-8176 Sherene Isaacs, On-Site Manager (813) 909-6797 ((cell) F262000157001 007	Understanding Behavior Focus Center, LLC Maria Thomas, CEO 31212 Baclan Drive Wesley Chapel, FL 33545 (813) 735-8176 (Cell) Maria.ubfc@yahoo.com	Behavior Focus As of 10/3/19 Room & board and Res. Hab. services for children (-18) with mild to extensive challenges in daily living skills	Nina Giordano	6 Male/ Female	M/F
Nora's Group Home 5227 Pond View Court Zephyrhills, FL 33541 813-779-8882 813-422-9974 (Cell) 813-779-9140 (Fax) F271822633001 001	N.W. Support and Services, Inc. Nora Williams 5227 Pond View Court Zephyrhills, FL 33541 813-779-8882 813-788-1761 (Nora Alt. Phone) 813-422-9974 (Cell) 813-779-9140 (Fax) Nora207@verizon.net	Room & Board and Res Hab. services for adults with mild to moderate challenges in daily living skills.	Nina Giordano	5 Male/ Female	MF
North Boulevard Group Home 13121 N. Boulevard Tampa, FL 33612 (813) 443-1167 Raoul Chery, On-Site Mgr. (617) 784-8446 (Cell) F901035904001 004	Santa Maria Home Care, Inc. Marie D. Chery 3808 N. Lincoln Avenue Tampa, FL 33607 (Mailing Address) (813) 373-6958 (Office) (813) 447-8985 (Cell) (813) 644-5405 (Fax) mariec@santamariahhomecare.com Cherymd@yahoo.com	Behavior Focus As of 4/30/18 Room & Board and Res Hab. services for adult females with mild to extensive challenges in daily living skills.	Jose Sanabria	6 Female	F

North East Group Home 6655 100 th Avenue, North Pinellas Park, FL 33782 (727) 290-6585 Raisa Hodzic, On-Site Mgr (727) 459-0062 (Cell) F274646563001 005	Mikav, Inc. Miladinka Vucic, Owner/Pres. 739 Addison Drive, NE St. Petersburg, FL 33716 727-459-2324 (cell) mikavinc@yahoo.com	Behavior Focus As of 10/1/2020 Room & Board and Res Hab. services for adult females (18+) with moderate to extensive challenges in daily living skills and with behavior challenges.	Joni Burnett	6 Female	F
Norwood Drive Group Hm. 16605 Norwood Drive Tampa, FL 33624 813-264-6235 Peter T. Ray, On-Site Mgr. (813) 520-7507 (Cell) F821334313001 001	AnnMary, Inc. Sherry A. Vaccaro 15811 Fenton Place Tampa, FL 33618 (813) 310-0400 (Cell) AnnMaryInc@outlook.com	Behavior Focus As of 1/7/19 Room & Board and Res Hab. services for adults with mild to extensive challenges in daily living skills and with behavioral challenges.	Penny Petrini	6 Male	M
Oakhaven Group Home 10998 Oakhaven Drive Pinellas Park, FL 33782 (813) 817-8938 Antrell King, On-site Mgr. (727) 322-1235 (Cell) F461986780001 004	D-Tec Developing Through Enriched Curriculum, Inc. Samir Osmancevic, Licensee 5251 110 th Avenue, North Suite 114 Clearwater, FL 33760 (813) 817-8938 (Cell) D_tec@yahoo.com	Intensive Behavior As of 4/23/2021 Room & Board and Res Hab. services for adults with mild to extensive challenges in daily living skills and with behavioral challenges	Kathy Liles	6 Male/ Female	M/F
Oaks Ranch Group Home 10720 Dixon Drive Riverview, FL 33579 (813) 252-8299 Jacqueline Kemokai, On- Site Manager (813) 442-0280 (Cell) F474423953001 002	Winlin Care, Inc. Winferd Chasten, Licensee 13118 Royal Pines Avenue Riverview, FL 33579 (813) 716-4593 (Cell) winlincareinc@gmail.com	Behavior Focus As of 9/11/2020 Room & Board and Res. Hab. Services for male children/adolescents (13-18) with extensive challenges in daily living skills. Residential Nursing services are also available.	Becky Rohrs	6 Male	M
Ocean Crest Group Home 2895 38 th Avenue, North St. Petersburg, FL 33713 (224) 565-7873 (Cell) Andrew Lawrence, Mgr. F812832518001 001	Ocean Crest Home Care, LLC Andrew Lawrence 2895 38 th Avenue, North St. Petersburg, FL 33713 (224) 565-7873 (Cell) Alawrence618@yahoo.com	Behavior Focus As of 7/31/18 Room & board and Res. Hab. Services for adolescent/adult males with mild to estensive challenges in daily living skills.	Kathy Liles	6 Male	M
Old Oak Group Home 2008 Old Oak Lane Safety Harbor, FL 34695 (727) 461-3332 F010809017001 004	Tampa Bay Group Homes Inc. B.J. Hill 1224 7 th Street, South Safety Harbor, FL 34695 727-421-7821- (B.J.'s Cell) 727-451-0242 (Office) 727-451-0243 (Fax) Princetongrouphome@hotmail.com (main e-mail address above) bicocacola@gmail.com (BJ Hill)	Behavior Focus Room, board, & Res. Hab. services for adult females with moderate to severe challenges in daily living skills and have behavioral challenges.	Jose Sanabria	6 Female	F
Oregon Group Home 12709 N. Oregon Avenue Tampa, FL 33612 (813) 630-1746 Joseph Carroll, On-Site Manager (352) 410-2421 (Cell) F042893910002 083	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 630-1746 ext. 205 (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Jessica Asay, Program Director 727-237-3621 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Behavior Focus As of 12/2/2020 Room & board and Res. Hab. services for adult males (18 +) with behavioral challenges and significant challenges in daily living skills.	Marc Petrini	6 Male	M

Osborne Group Home 3702 E. Osborne Avenue Tampa, FL 33610 (813) 361-9328 F260087312001 001	Toria's Support Care Services, Inc. Victoria Rowe 11013 Hannaway Drive Riverview, FL 33578 P.O. Box 6457 Brandon, FL 33508 (813) 361-9328 victoria@toriasupportcare.org victoria@tscscare.org	Room & board and Res. Hab. services for adults with mild to extensive challenges in daily living skills. This home is Wheelchair Accessible.	Nina Giordano	10 Male/ Female	M/F
Other Mother's G.H. 2815 Wallace Branch Rd. Plant City, FL 33565 813-752-0966 813-754-9647 (Fax) F743042475001 001	Hunger & Associates, Inc. Karen Hunger 2815 Wallace Branch Road Plant City, FL 33565-5578 813-752-0966 813-754-9647 (Fax) 813-763-0893 (Karen's Cell Ph) 813-763-4331 (House Cell) hungerandass@gmail.com	Behavior Focus Room & board and Res. Hab. services to adolescents and adults with behavioral challenges.	Nina Giordano	6 Male	M
Otto Lane Group Home 17038 Otto Lane Hudson, FL 34667 727-868-3053 F451155655001 001	Obsidian Order Dean Buchanan 17038 Otto Lane Hudson, FL 34667 727-868-3053 ObsidianOrder1@hotmail.com	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Marc Petrini	6 Male/ Female	MF
Overhill Group Home 704 Overhill Drive Brandon, 33511 813-654-5748 F592013160007 024	Life Concepts, Inc D/B/A Quest, Inc. 3910 N. US Highway 301 Suite 200 Tampa, FL 33619-1297 (813) 423-7700 (Phone) (813) 423-7701 (Fax) Sara Oleck, Senior, Director (407) 810-8191 soleck@questinc.org	Behavior Focus Room & board and Res. Hab. services for adolescents / adults (17 y/o +) with behavioral challenges and significant challenges with daily living skills.	Becky Rohrs	6 Male	M
Overland Group Home 410 Overland Drive Brandon, FL 33511 813-654-2586 813-684-4349 (Fax) Jay Bryden, Manager 813-766-1804 (Cell) F042893910002 033	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Dan Hyman, Program Director 734-985-1112 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Room & board and Res. Hab. services for adults (18-65) who have significant challenges in daily living skills and medical challenges. Wheelchair Accessible	Becky Rohrs	6 Male/ Female	MF
Palm Avenue Group Home 2416 S. Kingsway Road Seffner, FL 33584 (813) 381-4813 Victoria Riley, On-Site Mgr (813) 956-8270 (Cell) F830412304001 005	Paragon Care, Inc. Victoria Riley LPN, Administrator 315 Claire Drive Seffner, FL 33584 813-956-8270 (Bus. Cell) 239-330-1453 (Fax) paragoncaregrouphomes@paragoncare.net	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills, and with medical and/or behavioral challenges.	Nina Giordano	6 Male/ Female	M/F
Palm Harbor G.H. 675 11 th Street Palm Harbor, FL 34683 727-223-3880 F591056551012 010	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartctb.org	Room & board and Res. Hab. services for adults with moderate to severe challenges in daily living skills and medical challenges. Wheelchair Accessible. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartctb.org Also include Kristi Reynolds at kreynolds@theartctb.org	Nancy Honl	6 Male/ Female	MF

Palmetto Street GH 1430 Palmetto ST. Clearwater, FL 33755 Generosa Santos 727-443-6010 (Ph & Fax) F861113887001 001	Best Care ALF, LLC Generosa Santos 1430 Palmetto Street Clearwater, FL 33755 727-443-6010 (Ph & Fax) 727-463-4912 (Cell) bestcarealf@gmail.com	Room & board and Res. Hab. for adults (18+) with mild to moderate challenges in daily living skills.	Nancy Honl	6 Male/ Female	M/F
Park East Group Home 5111 37 th Street, East Bradenton, FL 34203 F274265772002 003	Harmony Land Group Home, LLC Evys Otero, RN 4719 Tobermory Way Bradenton, FL 34211 (941) 284-4386 (Cell) evysotero@msn.com	Room & Board and Res. Hab. For Adults (18+) with moderate to significant challenges in daily living skills.	Joni Burnett	6 Male/ Female	M/F
Peachfield Group Home 1316 Peachfield Drive Valrico, FL 33596 (917) 676-7966 F800789114001 002	Gaining New Life, LLC Nirva Bertil 11228 Creek Haven Drive Riverview, FL 33569 (813) 677-1095 (Home) (917) 676-7966 (Cell) Nirva.Bertil@gmail.com	Room & Board and Res. Hab. services for Adults (18+) with moderate to significant challenges in daily living skills.	Nina Giordano	6 Male/ Female	M/F
Pearl's House Grp. Home 416 Mahogany Drive Seffner, FL 33584 (813) 324-9889 F371428773003 007	Adult Care Housing, Inc. Niece Jochims, Pres./Owner 1762 72 nd Avenue, NE St. Petersburg, FL 33702 727-526-0816 727-433-2542 (Niece's Cell) Michelle Tolini, CEO (727) 418-6264 (Michelle's Cell) (727) 205-3780 (Fax) (727) 273-8072 (Office) michelle@adultcarehousinginc.com bjoc8888@aol.com www.adultcarehousinginc.com	BEHAVIOR FOCUS As of 3/23/18 Room & Board and Res. Hab services for adult males (18+) with moderate to extensive challenges in daily living skills.	Becky Rohrs	6 Male	M
Pembroke Group Home 2331 Pembroke Drive Clearwater, FL 33764 (727) 536-5865 Collin Mulder, RN, On-Site Manager (616) 240-3016 (Cell) F451769875001 001	CMOJules, LLC d/b/a Pembroke Group Home, LLC Collin Mulder, RN, Adm. & Supv. 2331 Pembroke Drive Clearwater, FL 33764 (727) 536-5865 (Home) (616) 240-3016 (Collin's Cell) Cmo22570@yahoo.com	Room & Board and Res. Hab services for adults (18+) with moderate to extensive challenges in daily living skills. Nursing services are available. The Home is Wheelchair Accessible.	Nancy Honl	10 Male/ Female	M/F
Peninsular Group Home 1101 W, Peninsular Street Tampa, FL 33603 (813) 252-5100 Steven Freeman, On-Site Manager (813) 451-2410 (Cell) F824986016001 002	Building More Futures, LLC Kevin Davis, Licensee 8517 Dee Circle Riverview, FL 33569 (813) 562-9962 (Cell) Bmf4ever.fl@gmail.com	BEHAVIOR FO/CUS As of 1/4/2021 Room & Board and Res. Hab. Services for adult males (18+) with extensive challenges in daily living skills and with behavioral challenges.	Jose Sanabria	5 Male	M
Pennsylvania Avenue G.H. 1110 N. Pennsylvania Ave Plant City, FL 33563 (813) 752-6249 F830412304001 003	Paragon Care, Inc. Victoria Riley LPN, Administrator 315 Claire Drive Seffner, FL 33584 813-752-6249 (Office) 813-956-8270 (Bus. Cell) 813-237-1543 (Fax) paragoncaregrouphomes@paragoncare.net	Behavior Focus as of 3/4/14 Room & Board and Res. Hab. Services for adults (18+) with mild to significant challenges in daily living skills, and with medical and/or behavioral challenges.	Nina Giordano	6 Male/ Female	M/F
Person to Person Group Home 6204 West Florida Circle Apollo Beach, FL 33572 (813) 928-8538 Aric Person, On-Site Mgr. (813) 545-7779 (Cell) F901024291002 002	Person to Person Care Center, LLC Orian Person, Owner Aric Person, Co-Owner 6309 East Florida Circle Apollo Beach, FL 33572 Orian Person-813-928-8538 / 813-541-9144 (Cell) Aric Person-813-928-8538 (Home) / 813-545-7779 (Cell) personfamily@verizon.net	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills. Residential Nursing and Skilled Nursing Services are also available.	Becky Rohrs	6 Male/ Female	M/F

Pinebrook Drive Group Home 1496 Pinebrook Drive Clearwater, FL 33755 (276) 393-9206 James Hyppolite, On-Site Manager (813) 380-9496 (Cell) F821737498001 002	Touching Lives of Tampa Bay, LLC Shelia Short, Manager 650 Norfolk Street Dunedin, FL 34698 (276) 383-9206 (Cell) Touchinglivesoftampabayllc@yahoo.com	Room & Board and Res. Hab. Services for adults (18 +) with moderate to extensive challenges in daily living skills.	Nancy Honl	6 Male	M
Pinegrove Group Home 1004 Pinegrove Drive Brandon, FL 33511 (813) 481-1544 (Cell) Enide Guillaume, On-Site Manager (813) 481-1544 (Cell) F834221428001 001	Pinegrove Residential Group Home, LLC Enide Guillaume, Licensee 1004 Pinegrove Drive Brandon, FL 33511 (813) 481-1544 (Cell) pinegrovegh@gmail.com	Room & Board and Res. Hab. Services for children/adolescents (under 18) with mild to significant challenges in daily living skills. Residential Nursing services are also available.	Becky Rohrs	6 Male/ Female	M/F
Pine Haven Group Home 5849 99 th Terrace, North Pinellas Park, FL 33782 (727) 678-0918 Aida Osmancevic, On-Site Manager (813) 325-6666 (Cell) F842470701001 001	Aaas Services, LLC Amela Husetovic, Licensee 5476 61 st Street, North St. Petersburg, FL 33709 (727) 678-0918 (Cell) Aaasservicesllc@gmail.com	Behavior Focus As of 5/6/2021 Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills, and with behavioral challenges.	Kathy Liles	6 Male/ Female	M/F
Pinehurst G. H. 1545 Pinehurst Road Dunedin, FL 34698 727-303-3556 F591056551012 011	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Behavior Intensive Room & board and Res. Hab. for adults with who need behavioral supports. This home also provides services for consumers with Prader Willi Syndrome. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Female	F
Pine Lake Group Home 1703 Pine Lake Drive Tampa, FL 33612 813-930-2983 813-931-8316 (Fax) Richard Wallace, Manager 813-481-2937 (Cell) F042893910002 062	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Jennifer Rodriguez, Program Director 862-219-3304 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Intensive Behavior As of 12/9/19 Room & board and Res. Hab. services for adults with mild to significant challenges in daily living skills.	Penny Petrini	6 Male	M
Pinellas Place Group Home 6400 Elmhurst Drive Pinellas Park, FL 33782 (813) 817-8938 Yvarril Mitchell, On-Site Mgr. (727) 219-5389 (Cell) F461986780001 003	D-Tec Developing Through Enriched Curriculum, Inc. Samir Osmancevic, Licensee 5251 110 th Avenue, North Suite 114 Clearwater, FL 33770 (813) 817-8938 (Cell) D_tecinc@yahoo.com	Intensive Behavior As of 3/4/2020 Room & board and Res. Hab. services for adult males with mild to extensive challenges in daily living skills.	Kathy Liles	6 Male	M
Poinciana Terrace G. H. 2141 Poinciana Terrace Clearwater, FL 33760-1920 727-648-4551 (Home) 727-648-4603 (Fax) Dannon Chance, Mgr. 813-743-5723 (Cell) dchance@suncoastnewoptions.com F593376327001 012	Suncoast New Options, Inc. Tina Engleman, Regional Manager 9502 N. Florida Avenue Tampa, FL 33612 (813) 933-1476 (Office) (813) 966-1825 (Cell) tengleman@cbcarellc.com Lee Suelzle, Director of Medicaid Waiver Services (813) 743-5724 (Cell) Lsuelzle@suncoastnewoptions.com	Behavior Focus Room & Board and Res. Hab. Services for adults (18+) with behavioral challenges and significant challenges with daily living skills.	Nancy Honl	5 Male/ Female	M/F

Porteo Group Home 5728 71 st Street, North St. Petersburg, FL 33709 727-289-8047 Melissa Grigsby, LPN On-Site Manager 727-483-3222 F273217487001 004	Isabella Manor, LLC Avelita Dela Cruz 7105 50 th Ave N St. Petersburg FL 33709 727-544-0091 (Ph & Fax) Beth Dela Cruz 727-674-5063 Cell isabellagrouphome@yahoo.com	Room & board and Res. Hab. services for adults (18 +) with mild to moderate challenges in daily living skills and with medical and behavioral challenges.	Joni Burnett	6 Female Male	F/M
Power of Love Group Home 2817 102 nd Avenue, East Parrish, FL 34219 (941) 729-6452 Marie Yvrose Saint-Louis, On-Site Manager (941) 447-3455 (Cell) F822623464001 001	Power of Love Family Services, Inc. Marie Yvrose Saint-Louis 5302 65 th Terrace, East Ellenton, FL 34222 (941) 447-3455 (Cell) yvrstlouis@gmail.com	Room & board and Res. Hab. services for adults (18 +) with minimal to significant challenges in daily living skills.	Becky Rohrs	5 Male/ Female	M/F
Precious Angels Group Home 4010 Langdrum Drive Wesley Chapel, FL 33543 (813) 352-1431 Monique Cunningham- Nevel, On-Site Manager (813) 352-1431 (Cell) F474737562001 001	Precious Angels Group Home, Corp. Anne "Monique" Cunningham- Nevel, Owner 4010 Langdrum Drive Wesley Chapel, FL 33543 (813) 352-1431 Mcunningham502@gmail.com	Room & Board and Res. Hab. Services for children (18 & Below) with mild to moderate challenges in daily living skills.	Nina Giordano	5 Male/ Female	M/F
Princeton House GH 1897 Princeton Dr Clearwater, FL 33765 727-791-4058 727-791-1480 (Fax) F010809017003 001	Tampa Bay Group Homes Inc. B.J. Hill 1224 7 th Street, South Safety Harbor, FL 34695 727-421-7821- (B.J.'s Cell) 727-451-0242 (Office) 727-451-0243 (Fax) Princetongrouphome@hotmail.com (main e-mail address above) bicocacola@gmail.com (BJ Hill)	Behavior Focus Room & board and Res. Hab. services for adult (18+) females who need behavioral services.	Jose Sanabria	6 Female	F
Quail Briar Group Home 4022 Quail Briar Drive Valrico, FL 33594 813-571-2795 Tiana Bijoux, On-site Mgr. tbijoux@gmail.com F562396583001 003	Sisters Home Care Services, Inc. Monica Deriveau 4010 Highgate Drive Valrico, FL 33594 813-654-2329 866-654-7519 (Fax) 813-657-7287 (Monica's Cell) Sistershomecareinc@gmail.com	Room & board and Res. Hab. services for children with moderate to significant challenges in daily living skills and with behavioral challenges. Send Referrals to Tiana Bijoux, Mgr. tbijoux@gmail.com	Becky Rohrs	4 Male/ Female	MF
Ranch House G.H. 1891 C.R. 193 Clearwater, FL 33759 727-351-5250 F591056551012 028	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Intensive Behavior Room & board and Res. Hab. for adults with mild to moderate challenges in daily living skills. The home is wheelchair accessible All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org Also include Jen Radigan, Ranch House Home Director jradigan@theartcb.org	Nancy Honl	6 Male/ Female	MF
Ranch Lake Group Home 2526 Ranch Lake Circle Lutz, FL 33559 (813) 443-1569 Hector Cruz Martinez, On- Site Manager (813) 770-9634 (Cell) F825445057001 001	United Home Care of Tampa, LLC Hector Cruz Martinez, Owner 2526 Ranch Lake Circle Lutz, FL 33559 (813) 443-1569 (Home) (813) 770-9634 (Cell) unitedhomecaretampa@gmail.com	Room & Board and Res. Hab services for adults (21+) with mild to extensive challenges in daily living skills.	Marc Petrini	5 Male/ Female	M/F
Reese Group Home of Tampa Bay 7614 S. 35 th Avenue Tampa, Florida 33619 813-626-6231 (Home/Fax) F592722411001 001	Reese Group Home of Tampa Bay, Inc. Robert Earl Reese II (Owner) (813) 955-7699 (Cell) reeseghotinc@gmail.com 7614 S. 35 th Avenue Tampa, Florida 33619 813-626-6231 (Home/Fax) Valarie T. Martin, Administrator (Primary Contact) (813) 369-2856 (Cell) Ladysting34@aol.com	Room & Board and Res. Hab services for adults with mild to moderate challenges in daily living skills.	Becky Rohrs	10 Male/ Female	MF

Reid's Foster Home 12535 Saulston Place Hudson, FL 34669 727-857-3550 F800291281001 003	Miracle Care Behavior Focus Home, LLC Evangeline & Larry Reid 13754 Caden Glen Drive Hudson, FL 34669-5045 (727) 857-4172 (813) 454-7809 (Cell-Evangeline) Trinie658@yahoo.com	Room & board and Res. Hab. services for adults (18+) with mild to moderate challenges in daily living skills.	Marc Petrini	3 Male/ Female	M/F
Reid's Foster Home II 13354 Old Florida Circle Hudson, FL 34669 (727) 857-4172 F800291281001 002	Miracle Care Behavior Focus Home, LLC Evangeline & Larry Reid 13754 Caden Glen Drive Hudson, FL 34669-5045 (727) 857-4172 (813) 454-7809 (Cell-Evangeline) Trinie658@yahoo.com	Room & board and Res. Hab. services for adults (18+) with mild to moderate challenges in daily living skills.	Marc Petrini	3 Male/ Female	M/F
Renew Group Home 2101 Candis Road Plant City, FL 33565 (813) 757-6861 Cynthia Lott Dixon, On-Site Mgr. (813) 716-1541 (Cell) F821930193001 001	Cynthia & Renew & Company, LLC Cynthia Lott Dixon (Owner) 2101 Candis Road Plant City, FL 33565 (813) 757-6861 (Home & Fax) (813) 716-1541 (Cell) Cynthianr.e.n.e.w.ncompanyllc@gmail.com	Room & board and Res. Hab. Services for adults with mild to moderate challenges in daily living skills.	Nina Giordano	5 Male/ Female	M/F
Renita Group Home 8232 Flamevine Avenue Seminole, Florida 33777 (727) 235-1073 Rowena Contrevas, On-Site Manager (727) 906-7959 (Cell) F821540790002 001	Inducil Group Home Services, LLC Emilio Cruz, President 8232 Flamevine Avenue Seminole, FL 33777 (727) 235-1073 (Main) renitahome@gmail.com	Behavior Focus As of 5/22/18 Room & board and Res. Hab. services for adult females (18+) with moderate to extensive challenges in daily living skills, and with Behavioral challenges. This home also provides Medical Services.	Kathy Liles	6 Female	F
Riches Group Home 1625 Woodridge Drive Clearwater, FL 33756 (727) 400-6931 Paul Youman, On-Site Mgr. (708) 990-1632 (Cell) F815229378001 002	Indulge In Life Solutions, Inc. Paul Youman 1508 Betty Lane Court Clearwater, FL 33756 (708) 990-1632 (Cell) plyouman@yahoo.com	Room & board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills, and with Behavioral challenges.	Nancy Honl	6 Male/ Female	M/F
Ridge Grove G.H. 1140 Ridge Grove Dr., W. Palm Harbor, FL 34683 727-533-5289 F591056551012 036	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. for adults (35-50) with mild to moderate challenges in daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male/ Female	MF
Ridge Manor Group Home 1404 Ridge Avenue Clearwater, FL 33755 (727) 223-3264 John Short, On-Site Mgr. (276) 608-0325 (Cell) F821737498001 001	Touching Lives of Tampa Bay, LLC Shelia Short 650 Norfolk Street Dunedin, FL 34698 (276) 393-9206 (Cell) touchinglivesoftampabayllc@yahoo.com	Behavior Focus As of 6/1/19 Room & Board and Res. Hab. Services for adult males (18+) with moderate to extensive challenges in daily living skills.	Nancy Honl	6 Male	M
Ridgetop G. H. 2640 Ridgetop Way Valrico, Florida 33594 813-643-5080 F204959277001 002	Ridgeland Group Home, Inc. Carol Josephs 2504 Culbreath Cove Court Valrico, FL 33596-6387 813-810-6257 (Cell) 813-654-0718 (Fax) Cjosephs2000@yahoo.com Rqh.inc@verizon.net	Room & board, res. hab and residential nursing for adults with medical challenges. The home is wheelchair accessible . Profile Update – 10/10/11: Staff is PCM Trained.	Becky Rohrs	6 Male/ Female	MF

Riverside Foster Home 949 Grand Canyon Drive Valrico, FL 33594 (813) 810-6844 Cassandra Simpson, On-Site Manager (813) 810-6844 (Cell) (813) 707-0400 (Office) F815179032001 001	Riverside Care of Florida, LLC Cassandra V. Simpson, Licensee 949 Grand Canyon Drive Valrico, FL 33594 PO Box 963 Valrico, FL 33595 (Mailing Address) (813) 810-6844 (Cell) (813) 322-2362 (Fax) Admin@RiversideCareFL.com	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills. Residential Nursing and Skilled Nursing services are also available.	Nina Giordano	3 Male/ Female	M/F
Riviera Group Home 6323 Ridge Top Drive New Port Richey, FL 34655 727-807-7019 727-494-7637 (Fax) Alisha Johnson, Manager 727-364-9531 (Cell) F042893910002 069	Florida Mentor Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Jessica Asay, Program Director 727-237-3621 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Intensive Behavior Room & board and Res. Hab. services for adolescents/adults (16 +) with behavioral challenges and with mild to extensive challenges in daily living skills	Marc Petrini	6 Male/ Female	MF
Robinwood Group Home 8375 Robin Road Seminole, FL 33777 (727) 914-7356 Rodney Jackson, On-Site Manager (727) 225-1669 (Cell) F851265556001 001	Khyllas Care, LLC Rodney Jackson, Licensee 8375 Robin Road Seminole, FL 33777 (727) 225-1669 (Cell) khyllascarellc@gmail.com	Behavior Focus As of 5/27/2021 Room & Board and Res. Hab. Services for adult males (18–60) with mild to extensive challenges in daily living skills.	Kathy Liles	6 Male	M
Robson Group Home 2714 W. Robson Street Tampa, FL 33614 813-931-4080 F650118730020 022	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Brittany Trenker, Dir. Of Operations (813) 480-9569 (Cell) btrenker@sunrisegroup.org Ann Chatman, Residential Program Director echatman@sunrisegroup.org Amy Stevens Astevens@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Room & board services for male adults with moderate behavioral challenges and significant challenges in daily living skills. Wheelchair Accessible. Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Kirsten Pindar – kpindar@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Penny Petrini	6 Male	M
Rochelle's Home 7771 43 rd Street, North Pinellas Park, FL 33781 (727) 954-7085 F473492186001 001	BA-R3L, LLC Rudy Bautista 7771 43 rd Street, North Pinellas Park, FL 33781 (727) 954-7085 (Home) (727) 647-2209 (Rudy's Cell) RBautista7118@gmail.com	Room & Board and Res. Hab. Services for adults with mild to moderate challenges in daily living skills. Nursing services are available.	Kathy Liles	6 Male/ Female	M/F
Rock Fish Foster Home 4808 Rock Fish Court Tampa, FL 33617 813-569-5905 (Ph & Fax) S123785364001 001	Melanie N'Dambani 4808 Rock Fish Court Tampa, FL 33617 813-569-5905 (Ph & Fax) 813-325-4166 (Cell) mndamban@tampabay.fl.gov ndambani.melanie3@gmail.com	Room & board and Res. Hab. for adults (18 – 30) with mild to moderate challenges in daily living skills	Nina Giordano	3 Male/ Female	MF

Rockwood G H 1307 Rockwood Drive Brandon, FL 33510 813-655-6724 813-689-8353 (Fax) Carole Dunbar, Manager 813-401-1932 (Cell) F042893910002 028	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Ketta Sanon, Program Director 863-409-8584 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Room & board, Res. Hab. and residential nursing for adolescents/adults (12-30) with medical challenges. This home is Wheelchair Accessible .	Nina Giordano	6 Male/ Female	MF
Rome Avenue Group Hm. 14812 N. Rome Avenue Tampa, FL 33613 (813) 961-8129 F203786943001 003	Ann T. Vaccaro AVACORP, Inc. 15810 Fenton Place Tampa, FL 33618 (813) 310-0764 (813) 310-0400 (Cell) avacorp@aol.com	Behavior Focus As of 8/21/12 Room & board and Res. Hab. services for adult females with mild to significant challenges in daily living skills	Penny Petrin	6 Female	F
S.A.A. Group Home Formerly Portside GH 18137 Portside Street Tampa, FL 33647-3310 813-991-9204 813-907-5198 (Fax) F451735239001 003	S.A.A. Group Homes, LLC Sally Armour 18212 Saltwater Run Place Tampa, FL 33647-3531 813-991-9204 813-394-9364 (Cell) 813-907-5198 (Fax) Armourmanor@hotmail.com sallyarmourmanor@icloud.com	Behavior Focus As of 1/13/2021 Room & board & Res Hab. services for adolescents/adults with mild to moderate challenges in daily living skills.	Nina Giordano	6 Male/ Female	MF
S&S Lighthouse Group Home 801 S. Franklin Street Plant City, FL 33563 (813) 478-3253 Latissa Gordon, On-Site Mgr. (813) 478-3253 (Cell) F824024755001 001	S&S Lighthouse, LLC Latissa Gordon, Owner 801 S. Franklin Street Plant City, FL 33563 (813) 478-3253 (Cell & Home) lgordon@sslighthouse.com	Room & board & Res Hab. services for children/adolescents (7-18) with mild to moderate challenges in daily living skills.	Nina Giordano	4 Male/ Female	M/F
Sadie Group Home 311 W. Sadie Street Brandon, FL 33510 813-684-7662 813-681-7940 (Fax) F650118730008 025 (Valid Provider #)	Sunrise Community, Inc. John Bencoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbencoter@sunrisegroup.org Rudy Gallucio, Dir. Of Operations rgallucio@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Room & board, Res. Hab. and residential nursing for adults (18 +) with medical and behavioral challenges. The home is wheelchair accessible . Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Terran Higgs – thiggs@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Becky Rohrs	6 Female	F
Safety Harbor G. H. 624 4 th Avenue, North Safety Harbor, FL 34695 727-223-4026 F591056551012 019	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Behavior Intensive Room & board and Res. Hab. services for adults with behavioral challenges and significant challenges with daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Jose Sanabria	6 Male	M
San Christopher G.H. 664 San Christopher Drive Dunedin, FL 34698 727-223-8120 F591056551012 014	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. services for adults with mild to moderate challenges in daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	8 Male/ Female	MF

Sapwood Group Home 15807 Sapwood Street Tampa, FL 33624 (813) 450-2761 F274241250001 002	A Guardian's Hope, Inc. Michelle Marquez 16306 Alladin Way Tampa, FL 33624 (813) 962-2971 (Office) (813) 610-8687 (Cell) aquardianshope@gmail.com	Room & board and Res. Hab. services for male children (8 - 17) with moderate to extensive challenges in daily living skills.	Penny Petrini	6 Male	M
Sasha's Group Home 2300 64 th Place North St. Petersburg, FL 33702 727-374-3751 F200919487001 001	FSQAP, Inc. Mr. Vojislav Bilanovic 6944 18 th Street, North St. Petersburg, FL 33702-6550 727-686-6479 727-686-2528 (Cell) 727-374-4375 (Fax) FSQAP@yahoo.com	Behavior Focus Room & board and Res. Hab. services for adults with behavioral and significant challenges in daily livings skills.	Joni Burnett	6 Male/ Female	MF
Scott's Golden Age Foster Home 30852 Midtown Court Wesley Chapel, FL 33545 (813) 322-3747 Sophia Scott, On-Site Mgr. (813) 322-3747 (Cell) F831634876001 001	Scott's Golden Age Home Care, LLC Sophia Scott, Owner 30852 Midtown Court Wesley Chapel, FL 33545 (813) 322-3747 (Cell) sgahomecarellc@gmail.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to significant challenges in daily living skills.	Nina Giordano	2 Male/ Female	M/F
SDR Foster Home 2801 2 nd Avenue, South St. Petersburg, FL 33712 (727) 290-9006 Andrew Finkley, On-Site Manager (727) 278-4014 (Cell) F850984531001 001	SDR Homes, LLC Andrew Finkley, Licensee 2801 2 nd Avenue, South St. Petersburg, FL 33712 (727) 290-9006 (Home & Fax) (727) 228-2128 (Cell) SDRHomesLLC@gmail.com	Room & Board and Res. Hab. Services for children/adolescents (Under 18) with mild to extensive challenges in daily living skills. Nursing services are also available.	Joni Burnett	3 Male/ Female	M/F
Sea Aura Eventz Foster Home 12617 Kings Lake Drive Gibsonton, FL 33534 (813) 560-3946 Laurel Alajide, On-Site Mgr. (813) 879-0243 (Cell) F820954888001 001	Sea Aura Eventz Corp Laurel A. Olajide 12617 Kings Lake Drive Gibsonton, FL 33534 (813) 560-3946 (Foster Home) 13119 Fennway Ridge Drive Riverview, FL 33579 (Mailing Address) (813) 579-0243 (Cell) Olaj022@aol.com Seaura01@gmail.com	Room & Board and Res. Hab. services for Children/adolescents (17 & Under) with mild to moderate challenges in daily living skills.	Becky Rohrs	3 Male/ Female	M/F
Seffner Group Home 3453 Seffner Drive Holiday, FL 34691 727-940-5154 F900285961001 003	Shannon Watters Prosperous Living, Inc. 2982 Sumner Way Palm Harbor, FL 34684 (810) 728-3578 (Shannon's Cell) 727-791-5477 Fax Watters_prosperous@yahoo.com	Behavior Focus Room & board and Res. Hab. services for adults (18+) with moderate to significant challenges in daily living skills.	Marc Petrini	6 Female	F
Seminole Gardens 1 11840 108 th Court N Seminole, FL 33778 727-394-9624 Edin Babahmetovic, GH Mgr. (727) 518-4676 (Cell) F593563680001 001	Assisted Living of Florida, LTD, Inc. Seminole Gardens Group Homes Semira Hoffmann 10860 118 th St. North Seminole, FL 33778 727-394-9624 Phone 727-504-1290 Cell 727-394-9624 FAX Destiny1967@aol.com seminolegardensgrouphomes@gmail.com	Room & board and Res. Hab. services for adults (18+) with mild to moderate challenges in daily living skills. Please include Rasena Avdic when sending Res. Hab. referrals. Remi61265@yahoo.com	Kathy Liles	6 Male/ Female	MF
Seminole Gardens 2 8591 134 th Street N Seminole, FL 33776 727-398-1549 Edin Babahmetovic, GH Mgr. (727) 518-4676 (Cell) F593563680001 003	Assisted Living of Florida, LTD, Inc. Seminole Gardens Group Homes Semira Hoffmann 10860 118 th St. N. Seminole, FL 33778 727-394-9624 Phone 727-504-1290 Cell 727-394-9624 FAX Destiny1967@aol.com seminolegardensgrouphomes@gmail.com	Room & board and Res. Hab. services for adults (18+) with mild to moderate challenges in daily living skills. Please include Rasena Avdic when sending Res. Hab. referrals. Remi61265@yahoo.com	Kathy Liles	6 Male/ Female	M/F

Seminole Gardens 3 1230 Druid Road E. Clearwater, FL 33756 727-442-4406 Edin Babahmetovic, GH Mgr. (727) 518-4676 (Cell) F593563680001 004	Assisted Living of Florida, LTD., Inc. Seminole Gardens Group Homes Semira Hoffmann 10860 118 TH St. N. Seminole, FL 33778 727-394-9624 Phone 727-504-1290 Cell 727-394-9624 FAX Destiny1967@aol.com seminolegardensgrouphomes@gmail.com	Behavior Focus Room & board and Res. Hab. services for adults with behavioral challenges. Please include Rasena Avdic when sending Res. Hab. referrals. Remi61265@yahoo.com	Nancy Honl	8 Male/ Female	M/F
Seminole Gardens 4 3214 Whispering Dr S Largo, Florida 33771 727-524-9427 Edin Babahmetovic, GH Mgr. (727) 518-4676 (Cell) F593563680001 005	Assisted Living of Florida, LTD., Inc. Seminole Gardens Group Homes Semira Hoffmann 10860 118 th Street North Seminole, Florida 33778 727-394-9624 Phone 727-504-1290 Cell 727-394-9624 FAX Destiny1967@aol.com seminolegardensgrouphomes@gmail.com	Room & board and Res. Hab. services for adults (18 +) with mild to moderate challenges in daily living skills. Please include Rasena Avdic when sending Res. Hab. referrals. Remi61265@yahoo.com	Kathy Liles	6 Male/ Female	M/F
Seminole Gardens 5 G.H. 11711 106 th Avenue Seminole, FL 33778 727-623-0334 Edin Babahmetovic, GH Mgr. (727) 518-4676 (Cell) F593563680001 006	Assisted Living of Florida, LTD., Inc. Seminole Gardens Group Homes Semira Hoffmann 10860 118 th Street North Seminole, Florida 33778 727-394-9624 Phone 727-504-1290 Cell 727-394-9624 FAX Destiny1967@aol.com seminolegardensgrouphomes@gmail.com	Behavior Focus Room & board and Res. Hab. Services for adolescents (age 17 & under) with moderate challenges in daily living skills. Please include Rasena Avdic when sending Res. Hab. referrals. Remi61265@yahoo.com	Kathy Liles	6 Male/ Female	M/F
Shephard Foster Home 17841 Souter Lane Land O' Lakes FL 34638 Eunice Shephard 813-749-6675 F463149268001 002	Shephard Foster Home, Inc. Jose' A. Shephard Eunice Shephard 17841 Souter Lane Land O' Lakes, FL 34638 (813) 401-2578 – Eunice (813) 401-2576 – Jose' Joseshshephard@gmail.com	Room & board and Res. Hab. services for adults (20 +) with mild to moderate challenges in daily living skills.	Marc Petrini	3 Female	F
Shephard Foster Home #2 4022 Duke Firth Street Land O' Lakes, FL 34638 (813) 749-6675 Eunice Shephard, On-Site Manager (813) 401-2578 (Cell) F463149268001 003	Shephard Foster Home, Inc. Jose' A. Shephard Eunice Shephard 17841 Souter Lane Land O' Lakes, FL 34638 (813) 401-2578 – Eunice (813) 401-2576 – Jose' Joseshshephard@gmail.com	Room & board and Res. Hab. services for adults (18 -70) with mild to minimal challenges in daily living skills.	Marc Petrini	3 Male/ Female	M/F
Shiloh Group Home 1104 W. County Line Rd Lutz, Florida 33558 813-949-9117 F593530510001 001	Creative Care Providers, Inc. Kitty Adams 1104 County Line Rd Lutz, Florida 33558 813-949-9117 kittyladams@yahoo.com	Behavior Focus Room & board and Res. Hab. services for children and adults with fragile x syndrome.	Marc Petrini	4 Male/ Female	MF
Silverthorn Group Home 15404 Hays Road Springhill, FL 34610 727-378-4043 (Ph & Fax) S262173985001 002	Hays House Group Home, Inc. Deborah Silverthorn 15414 Hays Road Brooksville, FL 34610 Dsilverthorn50@yahoo.com	Room & board and Res. Hab. services for adults (22-40) with physical and medical challenges. The home is wheelchair accessible .	Marc Petrini	4 Male/ Female	MF
Skyview Group Home 5374 49 th Avenue, N. St. Petersburg, FL 33709 727-365-4632 727-525-2560 (Fax) LaQuanda Whittaker, On- Site Manager (727) 667-2184 F421732559001 001	Among Friends, Inc. Alen Zujic / Larisa Zujic / Mirjana Alisic 10800 US Hwy 19, N. Unit 117 Pinellas Park, FL 33782 727-688-1892 (Cell) 727-546-6327 (Ph & Fax) amongfriendsinc@yahoo.com lwamongt@gmail.com	Behavior Focus Room & board and Res. Hab. for Adults with significant behavioral challenges and significant challenges with daily living skills.	Joni Burnett	6 Male	M

Skywayside Group Home 687216 th Street, South St. Petersburg, FL 33705 (941) 565-0520 (Cell) (727) 592-4195 (Fax) F453305788001 001	Skywayside, Inc. Romy Viard 14206 Cattle Egret Place Bradenton, FL 34202 (941) 727-7151 (Home) (941) 565-0520 (Cell) romyviard@yahoo.com	Room & board and Res. Hab. Services for adults with moderate to severe challenges in daily living skills.	Joni Burnett	5 Male/ Female	M/F
Smokey Group Home 12315 Smokey Drive Hudson, FL 34669 (727) 364-8504 F841717061002 003	Bell Caring Services Corp. Maribell Romero P.O. Box 2059 Land O' Lakes, FL 34638 10223 Turkey Oak Drive New Port Richey, FL 34654 727-271-5304 727-364-8504 (Office) 727-236-9446 (Fax) Belcaringserv_genmailbox@yahoo.com Belcaringserv@yahoo.com	Room & board and Res. Hab. Services for adults with moderate to severe challenges in daily living skills.	Marc Petrini	6 Male/ Female	M/F
Smokey Mountain Group Home 250 Smokey Mountain Road Seffner, FL 33584 (813) 409-2058 Stebby Salim, On-Site Mgr. (813) 410-9038 (Cell) F832319764001 001	New Horizon Support Services, Inc. Joyson Mathew, President 12709 Charity Hill Court Riverview, FL 33569 (813) 412-9377 (Cell) (813) 409-2058 (Office) Nhorizon1911@gmail.com	Room & Board and Res. Hab. Services for adult males ((18-65) with mild to extensive challenges in daily living skills.	Nina Giordano	5 Male	M
Somerset House Group Home 9191 56 th Street, North Pinellas Park, FL 33782 727-914-7226 Dee Dee Ackerman, On- Site Mgr (727) 851-3095 F274330176001 005	Trowbridge A.G., LLC Elvis Badnjivic 5121 44 th Avenue, North St. Petersburg, FL 33709 813-505-4675 (Cell) Trowbridge_ag@yahoo.com	Intensive Behavior As of 8/10/16 Room & board and Res. Hab. services for adult males with mild to extensive challenges in daily living skills and with behavioral challenges.	Joni Burnett	6 Male	M
South Himes Group Home 6803 South Himes Avenue Tampa, FL 33611 (813) 915-5306 (House Ph) Clyde Newton, On-Site Mgr. (813) 203-7460 (Cell) F474986542001 001	Newton's Home Care, Inc. Clyde Newton 1003 S. Alexander Street Suite 11 Plant City, FL 33563 (813) 203-7460 (Cell) Newtonhomecare@gmail.com	Behavior Focus As of 3/8/19 Room & Board and Res. Hab. Services for adult males with moderate to extensive challenges in daily living skills.	Jose Sanabria	6 Male	M
South Lenna Group Home 2806 South Lenna Avenue Seffner, FL 33584 813-324-9057 F510606740002 002	The Caring Place at DVGH, Inc Junon Dunbar, RN, RT Gregory Dunbar 12250 Dawn Vista Dr Riverview, FL 33578 P.O. Box 2331 Brandon, FL 33509 813-892-4862 - Gregory 813-574-9250 - Junon 813-653-3289 (Fax) djunon@yahoo.com thecaringplace@hushmail.com	Room & board and Res. Hab. Services for adults (18+) with moderate to severe challenges in daily living skills. Residential Nursing is also available.	Becky Rohrs	6 Male/ Female	M/F
Southwick Group Home 5362 Southwick Drive Tampa, FL 33624 (813) 264-6971 Torrey Esalomi, On-Site Manager (813) 352-5293 (Cell) F823970125001 001	One Quest, LLC Torrey Esalomi, Licensee 6906 Sotra Street Wesley Chapel, FL 33545 (813) 264-6971 (Office) (813) 352-5293 (Cell) Torrey.e@onequestllc.com	Behavior Focus As of 7/23/2020 Room & Board and Res. Hab. Services for male adults (21 & over) with mild to extensive challenges in daily living skills.	Penny Petrini	6 Male	M
Specially Fit Group Home 11118 Lakeside Vista Drive Riverview, FL 33569 (813) 374-6736 Essie J. Wilson, On-Site Manager (813) 440-7815 (Cell) F831994985001 001	Specially Fit Foundation Corporation Mark S. Oliver, Jr., Owner 11118 Lakeside Vista Drive Riverview, FL 33569 (727) 831-2829 (Cell) SFGGroupHome@gmail.com	Room & Board and Res. Hab. services for adults (18 +) with mild to significant challenges in daily living skills.	Becky Rohrs	6 Male/ Female	M/F

Spicer House I Group Hm. 2346 Seward Drive Sarasota, FL 34234 941-359-2609 (Home) 941-216-9275 (Cell) 941-355-7208 (Fax) F753258429001 001	Lynette Williams Spicer House, LLC 2346 Seward Drive Sarasota, FL 941-216-9275 (Cell Phone) spicerhouse.inc@gmail.com	Room & Board, Res. Hab. services for adults with mild to moderate behavioral challenges and significant challenges in daily living skills. Provider will take some behavior.	Joni Burnett	4 Male/ Female	MF
St. Cloud Group Home 3804 Highgate Drive Valrico, FL 33594 (813) 654-2329 F562396583001 007	Sisters Home Care Services, Inc. Monica Deriveau 4010 Highgate Drive Valrico FL 33594 813-654-2329 866-654-7519 (Fax) 813-657-7287 (Monica's Cell) sistershomecareinc@gmail.com	Room & board and Res. Hab. Services for adults with moderate to significant challenges in daily living skills.	Becky Rohrs	6 Male/ Female	M/F
Stall Road GH 4041 Stall Road Tampa 33618 813-961-3992 F591846986002 003	McClain, Inc. Tristin Crowder, Program Director 7211 N. Dale Mabry #210 Tampa, FL 33614 813-930-0088 (813) 299-8774 (Cell) mcclain1@tampabay.rr.com	Room & board and res. Hab for adults with mild to moderate challenges in daily living skills.	Penny Petrini	8 Male	M
Standing Stone Group Home 10722 Standing Stone Drive Wimauma, FL33598 813-773-7471 F471115869001 001	Higher Aspirations Behavior Services, LLC Krystal Jackman, CEO 10722 Staning Stone Drive Wimauma, FL 33598 813-610-5186 (Cell) 813-922-6215 (Home) (813) 515-4276- (Admin/Referrals/Intake) (813) 515-4248 (Fax) krystalkai@gmail.com	Intensive Behavior As of 11/16/16 Room & board and Res. Hab services for children with mild to extensive challenges in daily living skills, and with behavioral challenges.	Becky Rohrs	5 Male or 5 Female	M/F
Stark Group Home 6620 Stark Road Seffner, FL 33584 813-626-7375 F591825942001 003	Human Development Center, Inc. Kim Church, Executive Director 3809 N. Tampa Street Tampa, FL 33603 813-227-9211 813-228-9415 (Fax) kchurch@hdcinc.org Stephanie Fauerbach sfauerbach@hdcinc.org Ashley Furlong, Ex. Adm. Asst. ANFurlong@hdcinc.org	Intensive Behavior Room & board and res. Hab services for adults (21-49) with significant behavioral challenges and have criminal charges/history. Send Residential Referral Pkts to: Ashley Furlong – ANFurlong@hdcinc.org	Nina Giordano	6 Male	M
Stefan's Group Home 1819 76 th Place N St. Petersburg 33702 727-954-6520 Mirjana Bilonovic F200919487001 003	Assisted Living of Pinellas, Inc. Mirjana Bilanovic 6944 18 th Street, North St. Petersburg, FL 33702 727-686-6479 727-374-4375 (Fax) assistedlivingofpinellas@yahoo.com	Behavior Focus Room & board and Res. Hab. services for adults (18+) with behavioral and significant challenges in daily livings skills.	Joni Burnett	6 Male	M
Stepping Stones #2 G. H. 14234 22 nd Street Dade City, FL 33523 352-567-9709 352-567-5065 (Fax) F020593199001 002	Stepping Stones for Independent Living, Inc. Patricia Covert 14234 22 nd Street Dade City, FL 33523 813-312-6854 (Cell) 352-567-5065 (Fax) 407-221-8052 (Alt. Phone) pi.covert@hotmail.com	Room and board and Res. Hab. for adults with mild to moderate challenges in daily living skills.	Nina Giordano	6 Male/ Female	M/F
Stone Arch Group Home 30942 Stone Arch Avenue Wesley Chapel, FL 33545-8269 813-575-8445 (Home) Donald Darling, On-Site Mgr. (352) 587-1256 (Cell) F474498742001 001	Consistent Care Coalition, LLC Ashley Griffith, CEO 30942 Stone Arch Avenue Wesley Chapel, FL 33545 (813) 956-6455 (Cell) Ashley.Griffith2141@yahoo.com	Behavior Focus (As of 11/1/18) Room & board and Res. Hab. services for children & adolescents with mild to significant challenges in daily living skills.	Nina Giordano	6 Male/ Female	MF

Stourbridge House G. H. 3900 41 st Street, N. St. Petersburg, FL 33714 (727) 201-4640 Liz Rios, On-Site Manager (727) 452-6246 F274330176001 004	Trowbridge A.G., LLC Elvis Badnjevic 5121 44 th Avenue, North St. Petersburg, FL 33709 813-505-4675 (Cell) Trowbridge_ag@yahoo.com	Intensive Behavior Room & board and Res. Hab. for adolescents (15+) with mild to significant challenges in daily living skills and with behavioral challenges.	Joni Burnett	6 Male	M
Summer Star G. H. 11201 Summer Star Drive Riverview, FL 33579 813-741-9062 F412225934001 001	Acres of Diamonds Enterprise, LLC Roy Cole 11201 Summer Star Drive Riverview, FL 33579 813-741-9062 813-672-6527 (Fax) 77772222@msn.com	Room and board and Res. Hab. for adults (18 +) with moderate to significant challenges in daily living and mild to moderate behavioral challenges.	Becky Rohrs	5 Male	M
Sun Haven Group Home 6031 41 st Avenue, North St. Petersburg, FL 33709 (813) 325-6666 Y'varryl Mitchell, On-Site Manager (727) 219-5384 (Cell) F824910236001 001	Essential Home Care, Inc. Aida Osmanovic 6830 96 th Avenue, North Pinellas Park, FL 33782 (813) 325-6666 (Cell) Esshomocare@hotmail.com	Behavior Focus Room and board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills.	Joni Burnett	5 Male/ Female	M/F
Sun Wave Group Home 14301 90 th Avenue, North Seminole, FL 33776 727-286-7750 (Home) 727-449-7045 (Cell) F371428773003 004	Adult Care Housing, Inc. Niece Jochims, Pres./Owner 1762 72 nd Avenue, NE St. Petersburg, FL 33702 727-526-0816 727-433-2542 (Niece's Cell) Michelle Tolini, CEO (727) 418-6264 (Michelle's Cell) (727) 205-3780 (Fax) (727) 273-8072 (Office) michelle@adultcarehousinginc.com bjoc8888@aol.com www.adultcarehousinginc.com	Behavior Focus Room & Board and Res. Hab. services for adults with mild to significant challenges in daily living skills.	Kathy Liles	6 Male	M
Suncoast Caring Hands Foster Home 19211 Wood Sage Drive Tampa, FL 33647 (813) 577-0609 Joy M. Alexander, On-Site Manager (813) 577-0609 (Cell) F830828900001 001	Joy Alexander, LLC Joy M. Alexander, Licensee 14216-104 Cyber Place Tampa, FL 33613 (813) 577-0609 (Cell) joylovaalexander@gmail.com	Room & Board and Res. Hab. services for adults with mild to extensive challenges in daily living skills.	Nina Giordano	3 Male/ Female	M/F
Suncoast House G.H. 4417 DeSoto Road Sarasota, FL 34235 941-355-8808, ext. 212 Carol Jones, On-Site Mgr. (941) 284-3294 (Cell) F591305522002 006	Community Haven for Adults and Children with Disabilities, Inc. Brad Jones, Vice President of Operations/Acting CEO 941-355-8808, ext. 221 bjones@thehavensrq.org Christine Crawford 941-355-8808 ext. 264 ccrawford@thehavensrq.org Carol Jones cjones@thehavensrq.org 4405 DeSoto Road Sarasota, FL 34235 941-355-8808 (Office) 941-359-8520 (Fax)	Room, board and Res. Hab. for adults with mild to moderate challenges in daily living skills.	Joni Burnett	8 Male	M

Sunnyhills Group Home 1410 Sunnyhills Drive Brandon, FL 33510 813-643-0782 F650118730020 034	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Rudy Gallucio, Dir. Of Operations rgallucio@sunrisegroup.org Amy Stevens astevens@sunrisegroup.org Elaine Smigielski, Program Coordinator esmigielki@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Behavior Focus Room & board and res. Hab services for adults (18 +) with behavioral challenges and significant challenges with daily living skills. Referrals should be sent to: Kim Wright- Kwright@sunrisegroup.org Terran Higgs thiggs@sunrisegroup.org Jennifer Gavin- jgavin@sunrisegroup.org Tom McClusky- tom@mccluskyenterprises.org	Nina Giordano	6 Male	M
Sunset Point Group Home 1641 Sunset Point Road Clearwater, FL 33755 (727) 953-6404 F37171266001 002	Angel Child Home Care Corp. Inc. Marilou Burden. 1641 Sunset Point Road Clearwater, FL 33755 727-657-5803 (Cell) burdenmarilou@yahoo.com	Room & board and Res. Hab. for adults with mild to moderate challenges in daily living skills.	Jose Sanabria	6 Male/ Female	MF
Sunshine Group Home 1507 Meadow Dale Drive Clearwater 33764-2504 727-812-2170 Sanusie (San) Saccob F320145747001 001	Sierra American Ventures , Inc. 1507 Meadow Dale Drive Clearwater 33764-2504 727-812-2170 (Office) 727-437-4378 (Fax) Sanusie (San) Saccob 727-744-4866 (Cell) Sacsan1express@aol.com Crispin Cole 727-437-4378	Behavior Focus Room & board and res. Hab. services for adults (18+) with moderate behavioral challenges and significant challenges with daily living skills.	Nancy Honl	6 Male/ Female	MF
Tarpon Group Home 439 E. M.L.K. Jr. Drive Tarpon Springs, FL 34689 727-940-5638 F320145747001 002	Sierra American Ventures, Inc. 1507 Meadow Dale Drive Clearwater 33764-2504 727-812-2170 (Office) 727-437-4378 (Fax) Sanusie Saccob 727-744-4866 (Cell) Sacsan1express@aol.com	Behavior Focus Room & board and Res. Hab. for adults with mild to moderate challenges in daily living skills.	Marc Petrini	6 Male/ Female	MF
Tarpon Woods G.H. 3358 Brian Road N. Palm Harbor, FL 34685 727-601-1926 F591056551012 033	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. services for adult males with behavioral challenges and significant challenges with daily living skills. All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	6 Male	M
Telfair Group Home 825 Telfair Road Brandon, FL 33510 813-655-1969 813-661-8923 (Fax) Joy Sanchez, Manager 813-843-6319 (Cell) F042893910002 019	National Mentor Healthcare, LLC Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Dan Hyman, Program Director 734-985-1112 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Room & board and res. Hab services for adults (18 +) with medical challenges. The home is wheelchair accessible . Send Referrals to Shelly Russell Fax #: (813) 630-1903	Becky Rohrs	6 Male	M

Thatcher Avenue G.H. 6920 N. Thatcher Ave Tampa, FL 33614 813-885-5158 F591825942001 004	Human Development Center, Inc. Kim Church, Executive Director 3809 N. Tampa Street Tampa, FL 33603 813-227-9211 813-228-9415 (Fax) kchurch@hdcinc.org Stephanie Fauerbach sfauerbach@hdcinc.org Ashley Furlong, Ex. Adm. Asst. ANFurlong@hdcinc.org	Behavior Intensive Room & board and Res. Hab. services for adults (27-65) with significant behavioral challenges and have criminal charges/history. Send Residential Referral Pkts to: Ashley Furlong – ANFurlong@hdcinc.org	Penny Petrini	7 Male	M
The Cottage Manor Group Home 1706 Cottage Oaks Court Brandon, FL 33510 (813) 810-0911 Hillary Morgan, On-Site Manager (813) 431-6231 (Cell) F813807131001 001	The Cottage Manor, LLC Horace Morgan, Manager 1706 Cottage Oaks Court Brandon, FL 33510 (813) 810-0911 (Cell) Thecottagemanor@gmail.com	Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills. Nursing services are available.	Nina Giordano	6 Male/ Female	M/F
The Vision House One GH 1412 13 th Avenue, South St. Petersburg, FL 33705 727-954-0136 Stephanie Carrington, On-Site Manager 727-481-3566 (Cell) F464209447001 001	Carrington's Caring Angels, LLC Stephanie Carrington, Licensee 3110 1 st Avenue, North Suite 21 St. Petersburg, FL 33713 727-481-3566 (Cell) Visionhouse.1@outlook.com	Room & Board and Res. Hab. Services for children/adolescents (18 & Under) with mild to extensive challenges in daily living skills and with behavioral challenges	Kathy Liles	6 Male/ Female	M/F
Theresa's Group Home 2543 Sweetgum Way, West Clearwater, FL 33761 (727) 493-8371 Theresa Gonzales, On-Site Mgr. (727) 492-8371 (Cell) F261130904001 003	Theresa's Home Care, Inc. Theresa Gonzales 475 & 485 Mapleway Safety Harbor, FL 34695 PO Box 326 Safety Harbor, FL 34695 (727) 492-8371 (Cell) Theresahomecare@gmail.com	Room & board and Res. Hab. Services for adults (18+) with extensive challenges in daily living skills. Nursing Services are available.	Jose Sanabria	6 Male/ Female	M/F
Thomas Group Home 4015 Snipe Lane Land O' Lakes, FL 34639 (813) 600-0822 Tiffany Thomas tiffanvit@mac.com F274325919001 001	Tiffany Thomas Emerging People, LLC 4015 Snipe Lane Land O' Lakes, FL 34639 813-600-0822 813-433-2486 (Fax) Tthomas@emergingpeople.org	Behavior Focus 1/31/12 Room & board and Res. Hab. for children with mild to significant challenges in daily living skill with behavioral challenges.	Marc Petrini	6 Male/ Female	M/F
Three Sisters Group Home 6355 27 th Street, North St. Petersburg, FL 33702 (727) 656-5565 Suada Banjanovic, On-Site Manager (727) 656-5565 (Cell) F812698732001 002	Leila's Group Home, LLC Suada Banjanovic 3628 35 th Street, North St. Petersburg, FL 33713 (727) 520-8558 (Home) (727) 656-5565 (Cell) ibanjanovic@yahoo.com	Behavior Focus As of 12/21/18 Room & Board and Res. Hab. services for adults (18+) with mild to extensive challenges in daily living skills and with behavioral challenges.	Kathy Liles	6 Male/ Female	M/F
Toni. O Care Group Home 11218 Shadybrook Drive Tampa, FL 33625 (813) 264-0737 Adeyemi Onikeku, On-Site Mgr. (813) 261-1190, ext 0 (617) 699-4418 (Cell) F813826730002 001	Toni. O Care Services, LLC Adeyemi Onikeku 8900 N. Armenia Avenue Suite 206 Tampa, FL 33604 (813) 261-1190, ext 0 (617) 930-6589 (Cell) Toniocareservices@gmail.com	Room & Board and Res. Hab. Services for adult males (18+) with mild to moderate challenges in daily living skills and with medical challenges. Nursing services are available.	Penny Petrini	5 Male	M
Tranquility House Group Home 2800 52 nd Street, North St. Petersburg, FL 33710 (727) 644-4558 Carrie Brightbill, On-Site Manager (352) 232-6399 (Cell) F811246325001 001	Open Arms Care, LLC Megan Chapnick, Owner 2401 52 nd Street, North St. Petersburg, FL 33710 (727) 644-4558 (Cell) cbrightbill@openarms-care.com	Behavior Focus As of 4/5/2021 Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills.	Kathy Liles	6 Male/ Female	M/F

Trinity Fields Group Home 12210 Netherfield Court Riverview, FL 33569 (813) 671-9916 Marie Souvenir St. Surin, On-Site Manager (813) 760-2154 (Cell) F824827806001 001	Trinity Fields, Inc. Marie Souvenir-St. Surin, Licensee 12210 Netherfield Court Riverview, FL 33569 (813) 671-9916 (Home) (813) 760-2154 (Cell) Trinityfieldsinc@yahoo.com	Room & Board and Res. Hab. Services for adults (18+) with mild to moderate challenges in daily living skills.	Becky Rohrs	4 Male/ Female	M/F
Tupelo Group Home 1849 Tupelo Lane Wesley Chapel, FL 33543 (813) 650-1349 Gbehode Edith Amedegnato, On-Site Manager (813) 650-1349 (Cell) F812642437001 001	Edith Changing Lives, LLC Gbehode Edith Amedegnato 1849 Tupelo Lane Wesley Chapel, FL 33543 (813) 528-8299 (Home) (813) 650-1349 (Cell) edithamedegnato@yahoo.com	Room & Board and Res. Hab. Services for children/adolescents (8-18) with mild to significant challenges in daily living skills.	Nina Giordano	5 Male/ Female	M/F
Twin Angels Group Home 1304 65 th Street, NW Bradenton, FL 34209 (813) 863-5113 Clarence Green, On-Site Mgr. (813) 863-5113 (Cell) F472811544001 001	Twin Angels Assisted Living Facility, Inc. Courtney Williams, Owner 12316 Ballentrae Forest Drive Riverview, FL 33579 (813) 802-5118 (Cell) twinangelsallf@outlook.com	Room & Board and Res. Hab. Services for adults (18+) with mild to moderate challenges in daily living skills.	Joni Burnett	6 Male	M
Union Group Home 920 Union Street Dunedin, FL 34698 727-333-7759 727-333-7771 (Fax) F591056551012 015	The ARC Tampa Bay, Inc. Brian Siracusa, Executive Director (727) 403-4063 (Cell) 1501 N. Belcher Rd, Suite 249 Clearwater, 33765 727-799-3330 727-799-4632 FAX bsiracusa@theartcb.org	Room & board and Res. Hab. services for adults (52-85) with behavioral challenges. The home is wheelchair accessible All Residential Placement Packets should be submitted to: Brian Siracusa, Executive Director bsiracusa@theartcb.org Also include Kristi Reynolds at kreynolds@theartcb.org	Nancy Honl	7 Male/ Female	M/F
Universal Group Home 2509 11 th Avenue, East Bradenton, FL 34208 941-704-9861 941-749-0530 (Fax) Chebo Bennett, On-Site Manager (941) 807-1613 F651140320001 001	Manatee Assisted Living Facility, LLC Maggie Gibbs 2509 11 th Avenue, East Bradenton, FL 34208 941-704-9861 941-749-0530 (Fax) MQibbs01@aol.com uqhmanagement@yahoo.com	Behavior Focus As of 8/21/12 Room & board and Res. Hab. for adults (20-56) with mild to significant challenges in daily living skills with behavioral challenges.	Joni Burnett	6 Male	M
Vaccaro Group Home 15335 Winding Creek Drive Tampa, FL 33613 (813) 265-2175 (813)-265-2195 (Fax) avacorp@aol.com F203786943001 002	Ann T. Vaccaro AVACORP, Inc. 15810 Fenton Place Tampa, FL 33618 (813) 310-0764 (Ann Vaccaro) (813) 310-0400 (Sherry Vaccaro) (813) 265-2195 (Fax) avacorp@aol.com	Behavior Focus Room & Board and Res. Hab. Services for adults with mild to significant challenges in daily living skills and with behavioral challenges.	Penny Petrini	6 Male/ Female	MF
Valdevin Group Home 7212 Planza Court New Port Richey, FL 34653 (727) 495-8345 Ebenezer Faulkner, On-Site Manager (727) 495-8345 (Cell) F834510885001 001	Valdevin, LLC Ebenezer Faulkner, Owner 4234 Glade Wood Loop New Port Richey, FL 34655 (727) 495-8345 (Cell) Eben_faulkner@hotmail.com	Room & Board and Res. Hab. Services for adults (18 +) with mild to extensive challenges in daily living skills and with behavioral challenges.	Marc Petrini	5 Male/ Female	M/F
Valley Tree Group Home 3808 Valley Tree Drive Tampa, FL 33610 813-915-5945 (Office/Fax) 813-915-5942 (House PH) Lecenda Graham, On-Site Mgr. (813) 359-7008 (Cell) F813185413001 001	Joel Cares, Inc. Lecenda Graham 2813 Aston Avenue Plant City FL 33566 (813) 359-7008 (Cell) joelcaresinc@gmail.com	Behavior Focus As of 12/27/18 Room & board and Res. Hab. Services for adult males with significant challenges in daily living skills and with behavioral challenges.	Nina Giordano	6 Male	M

Vanderbilt Group Home 2255 Vanderbilt Drive Clearwater, FL 33765 (727) 235-1073 Maria Rhim Caberto, On-Site Manager (727) 433-0601 (Cell) F821540790002 002	Inducil Group Home Services, LLC Emilio Cruz, President 8232 Flamevine Avenue Seminole, FL 33777 (727) 235-1073 (Cell) renitahome@gmail.com	Behavior Focus As of 4/2/2021 Room & Board and Res. Hab. Services for adult females (18+) with mild to extensive challenges in daily living skills, and with behavioral challenges.	Nancy Honl	6 Female	F
Viewtop Group Home 1308 Viewtop Dr Clearwater, FL 33764 Delia Ozoa RN Randy Derigay RN 727-507-9494 (Ph & Fax) F205552040002 001	DNVO, Inc. Viewtop GH Inc Delia V. Ozoa, RN 7093 Creekside Court St. Petersburg, FL 33709 727-542-9138 (Cell) viewtopgrouphome@hotmail.com	Room & Board, and Res. Hab. services for adults (18+) with medical challenges, moderate behavioral challenges and significant challenges in daily living skills. This home has live in staff The home is wheelchair accessible . All referrals go to Lynn at viewtopgrouphome@hotmail.com	Nancy Honl	8 Male/ Female	MF
Washburn Place G. H. 3746 Washburn Place Wesley Chapel, FL 33543 813-907-6798 F473232455001 001	Ataraxia Health & Life Alternatives, LLC Brandon Hargrove 3105 Camphor Drive Plant City, FL 33566 (813) 313-8486 Brandon@AHLA-FL.com	Room & board and Res. Hab. for adult males with moderate to extensive challenges in daily living skills and with behavioral challenges.	Marc Petrini	5 Male	M
Watercove Foster Home 4040 Watercove Drive Riverview, FL 33578 (813) 318-1421 Michael Zick, On-Site Manager (813) 917-0107 (Cell) F823228814001 001	Tampa Real Estate Assisted Living Services, LLC Michael Zick, Owner 4040 Watercove Drive Riverview, FL 33578 (813) 907-6421 (Home) (813) 917-0107 (Cell) Michaelzick77@gmail.com Brigitte Valliant, Co-Owner (813) 318-1421 (Cello) Brigitteann6@gmail.com	Room & Board and Res. Hab services for adults (18-65) with mild to significant challenges in daily living skills.	Becky Rohrs	3 Male/ Female	M/F
Way of Life Services Group Home 1308 89 th Street, NW Bradenton, FL 34209 (941) 312-7054 Raphael Campbell, On-Site Mgr. (954) 218-7506 (Cell) F825086229001 001	Way of Life Services, LLC Raphael Campbell 1308 89 th Street, NW Bradenton, FL 34209 (941) 312-7054 (Home) (954) 218-7506 (Cell) 1308 89 th Street, NW Bradenton, FL 34209 Raphaelcampbell83@icloud.com	Room & Board and Res. Hab. Services for adults with mild to extensive challenges in daily living skills.	Joni Burnett	6 Male	M
We Care Group Home 11425 Sun Road Dade City, FL 33525 (786) 587-2203 Trennae Symonette, On-Site Manager (305) 467-9908 (Cell) F822451375001 001	We Care Group Home, Inc. Anthony Symonette 36023 Laguna Hills Circle Zephyrhills, FL 33541 (786) 587-2203 (Cell) Antsymo2000@yahoo.com	Behavior Focus As of 12/29/2020 Room & board and Res. Hab. Services for adults (18+) with mild to moderate challenges in daily living skills Residential Nursing Services are available..	Nina Giordano	6 Male/ Female	M/F
Webber Street Group Home 2434 Webber Street Sarasota, FL 34239 (941) 421-4666 Ronda Jannelli, On-Site Mgr (941) 421-4666 (Cell) F823817186001 002	Our Peaceful Living, Inc. Ronda Jannelli, Owner/Operator 2455 Bee Ridge Road Sarasota, FL 34239 (941) 421-4666 (Cell) (941) 706-2604 Ronda@ourpeacefulliving.org	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills.	Joni Burnett	5 Male/ Female	M/F
Westbay Foster Home 8919 Westbay Blvd. Tampa, FL 33615 (813) 787-9290 (Cell) F770666617001 002	E. Ready Services, Inc. Norma Laing 8919 Westbay Blvd. Tampa, FL 33615 (813) 787-9290 (Cell) ereadyservices@outlook.com	Behavior Focus As of 8/15/18 Room & board and res. Hab. services for adult males with mild to moderate challenges in daily living skills. Nursing Services are also available.	Penny Petrini	3 Male	M

Westbrook G. H. 408 Westbrook Ave Brandon, FL 33511 813-684-7085 Patrick Brown, Contact 813-684-7085 813-681-7940 (Fax) pbrown@sunrisegroup.org F650118730008 023 (Valid Provider #)	Sunrise Community, Inc. John Benscoter, Executive Director (813) 830-7823 (Office) (610) 592-4858 (Cell) jbenscoter@sunrisegroup.org Rudy Gallucio, Dir. Of Operations rgallucio@sunrisegroup.org 2714 W. Kirby Street Tampa, Florida 33614 (813) 830-7823 (Office) (813) 374-2096 (Fax)	Room & board, and Res. Hab. for adults (18 +) with mild to moderate challenges in daily living skills. This home is Wheelchair Accessible . Please send referrals to the following: Kim Northup Wright – kwright@sunrisegroup.org Terran Higgs – thiggs@sunrisegroup.org Jennifer Gavin – jgavin@sunrisegroup.org	Becky Rohrs	6 Male/ Female	M/F
Westside G. H. 2602 43 rd Street W Bradenton, FL 34209 Iliana Stokes 941-228-5764 941-794-5759 (Ph & Fax) F208072636001 001	Westside Group Home, Inc. Iliana (Lilly) Stokes 6304 1 st Ave West Bradenton, FL 34209 941-228-5764 941-794-5759 (Ph & Fax) wsgghome@gmail.com	Room & board, Res. Hab. and residential nursing services for adults (18-79) with medical challenges. The home is wheelchair accessible . Profile Update – 10/10/11: No Staff PCM Trained.	Joni Burnett	14 Male/ Female	M/F
Wheeler Road Group Hm. 741 W. Wheeler Road Brandon, FL 33510 813-657-8646 F830412304001 002	Paragon Care, Inc. Victoria Riley LPN, Administrator 315 Claire Drive Seffner, FL 33584 813-752-6249 (Office) 813-956-8270 (Bus. Cell) 813-237-1543 (Fax) 813-237-1546 (Fax) Paragoncaregrouphomes@paragoncare.net	Room & board and Res. Hab. for adolescents/adults (17+) with mild to significant challenges in daily living skills, and with medical and/or behavioral challenges. Wheelchair Accessible .	Nina Giordano	6 Male/ Female	M/F
Wilcox Way Group Home 2308 Fulton Way Largo, FL 33774 (813) 317-0668 Erica Pittmon, On-Site Mgr (813) 317-0668 (Cell) F825328932001 001	Light of Vision Care Service LOV, LLC Erica Pittmon, Licensee 9841 Hound Chase Drive Gibsonton, FL 33534 (813) 317-0668 (Cell) PO Box 1011 (Mailing address) Gibsonton FL 33534 lightofvisioncare@gmail.com	Behavior Focus As of 3/22/2021 Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills and with behavioral challenges.	Kathy Liles	5 Male/ Female	M/F
Willow Pine Group Home 1101 Willow Pine Ct, E. Tampa, FL 33604 Melba Baptiste 813-769-9888 F760775546002 001	Melba Lee, Inc Melba Baptiste 1101 Willow Pine Court, E. Tampa, FL 33604 813-770-0312 813-931-7890 Luna29_912@hotmail.com m@melbaleeinc.com	Room, board and Res. Hab. services for adults with mild to moderate challenges in daily living skills.	Jose Sanabria	5 Male/ Female	
Wiltshire House Group Hm. 5743 61 st Lane, North St. Petersburg, FL 33709 727-575-7621 Kim Alexanderwicz, On- Site Manager (727) 686-1904 F271208428001 003	Trowbridge A.G., LLC Elvis Badnjevic 5121 44 th Avenue, North St. Petersburg, FL 33709 813-505-4675 (Cell) Trowbridge_ag@yahoo.com	Intensive Behavior As of 5/12/2020 Room & board and Res. Hab. for adults (18+) with mild to significant challenges in daily living skills and with behavioral challenges.	Joni Burnett	6 Male/ Female	M/F
Winston House Group Home 3908 Winston Drive New Port Richey, FL 34652 (727) 815-0214 Mitschell Beague, On-Site Manager (727) 408-4666 (Cell) F811360500001 001	Creative Growth Group, Inc. Robert Beague 12941 Royal George Avenue Odessa, FL 33556 (813) 408-1520 (Cell) creativegrowthgroupinc@gmail.com	Behavior Focus As of 11/28/18 Room, board and Res. Hab. services for children/adolescent males (14-22) with moderate to extensive challenges in daily living skills.	Marc Petrini	6 Male	M

Woodburn Group Home 8507 Woodburn Court Tampa, FL 33615 813-884-7641 813-887-3906 (Fax) Manager Karen Brown (813) 325-5357 (Cell) F042893910002 074	Florida Mentor Brittany Draper, Area Director, Tampa (813) 784-2112 (Cell) Brittany.Draper@thementornetwork.com Cara Farmer, West Region Director (ext. 27) (Cell) (813) 293-1270 3258 Parkside Center Circle Tampa, Florida 33619 813-630-1746 813-630-1903 (Fax) Cara.Farmer@thementornetwork.com Ketta Sanon, Program Director 863-409-8584 (Cell) Meredith Davidson (Referrals) Meredith.Davidson@thementornetwork.com	Intensive Behavior As of 3/13/2020 Room & board and res. Hab services for adolescent/adult females (16+) with behavioral challenges and significant challenges with daily living skills.	Penny Petrini	6 Female	F
Woodlawn Ave. G.H. 3109 W. Woodlawn Ave. Tampa, FL 33607 813-879-1789 F591846986002 001	McClain, Inc. Tristin Crowder, Program Director 7211 N. Dale Mabry #210 Tampa, FL 33614 813-930-0088 (813) 299-8774 (Cell) mcclain1@tampabay.rr.com	Room & board and Res. Hab. Services for adults with mild to moderate challenges in daily living skills.	Jose Sanabria	8 Female	F
Worldwide Group Home 2008 4 th Avenue, West Palmetto, FL 34221 (941) 704-9861 (Cell) Shakell Lilly, On-Site Manager (941) 524-8732 F651140320001 002	Manatee Assisted Living Facility, Inc. Maggie Gibbs, Adminstrtor Mailing Address: 2509 11 th Avenue, East Bradenton, FL 34208 Provider Address: 2524 9 th Avenue, East Bradenton, FL 34288 (941) 704-9861 ughmanagement@yahoo.com	Behavior Focus As of 5/15/18 Room & board and Res. Hab. Services for adult males with moderate to significant challenges in daily living skills.	Joni Burnett	6 Male	M
Yadira's Foster Home 3014 W. Wilder Avenue Tampa, FL 33614 (813) 240-0207 Mysael Cruz, On-Site Manager (813) 516-5189 (Cell) S767484777001 001	Yadira Pequero, Administrator 3014 W. Wilder Avenue Tampa, FL 33614 (813) 240-0207 (Cell) Pequero.yadira@yahoo.com	Room & Board and Res. Hab. Services for adults (18+) with mild to extensive challenges in daily living skills.	Jose Sanabria	3 Male/ Female	M/F
Zanovia House G. H. 2729 South Drive Clearwater, FL 33759 727-797-5910 F593704065001 003	AUJA Incorporated Tron Armstrong 169 Woodcreek Dr., West Safety Harbor, FL 34695 727-698-0495 727-726-7448 FAX tronarm@aol.com	Behavior Focus Room & board, res. Hab and residential services for adults (18+) with significant behavioral challenges and significant challenges with daily living skills.	Nancy Honi	6 Male	M
Zion's House Group Home 5031 71 st Avenue, North Pinellas Park, FL 33781 (727) 498-8012 Ruth (Renee) Albert-On-Site Manager (727) 320-7029 F371801586001 001	Albert & Associates, LLC Ruth Renee Albert, Manager 4436 9 th Avenue, South St. Petersburg, FL 33711 (727) 320-7029 (Cell) rthalbert@yahoo.com	Behavior Focus As of 1/20/17 Room & board and Res. Hab. Services for adult males with moderate to extensive challenges in daily living skills.	Kathy Liles	6 Male	M

Contact numbers for Licensing Specialists:

Joni Burnett: 813-927-5382
 Nina Giordano: 813-610-3100
 Nancy Honi: 813-326-0250
 Katarzyna (Kathy) Liles: 813-293-2455
 Marc Petrini: 813-293-5432
 Penny Petrini: 239-284-5876
 Becky Rohrs: 727-542-6715
 Jose Sanabria: 813-373-1257

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nancy.honi@apdcares.org
Katarzyna.liles@apdcares.org
marc.petrini@apdcares.org
penny.petrini@apdcares.org
rebecca.rohrs@apdcares.org
jose.sanabria@apdcares.org

Alicia Tyner 239-671-7487 alicia.tyner@apdcares.org

Residential Program Supervisor:
Myra Leitold: 813-233-4356 myra.leitold@apdcares.org

Regional Program Supervisor
Cynthia Wilcher 813-233-4312 cynthia.wilcher@apdcares.org

Regional Operations Manager:
Michael Taylor: 813-233-4310 michael.taylor@apdcares.org

**In the event of an emergency; and you are unable to reach the Licensing Specialist, please call 813-233-4356 (Myra Leitold) or the main office (Judy Williamson) at 813-233-4355 to request assistance in contacting a Licensing Specialist.

ATTACHMENT 6

The map displays the proposed Camden Avenue Transit Station, highlighted in orange. The station is situated between N Manhegan Ave and N Hubert Ave. The map shows surrounding streets including W Waters Ave, W Waters, Camden St, and N Manhegan Ave. Various land use designations are labeled, such as RMC-12, RSC-6, and PD. A large blue circle indicates the station's catchment area. Dimensions are provided for the station's width (500') and depth (150').

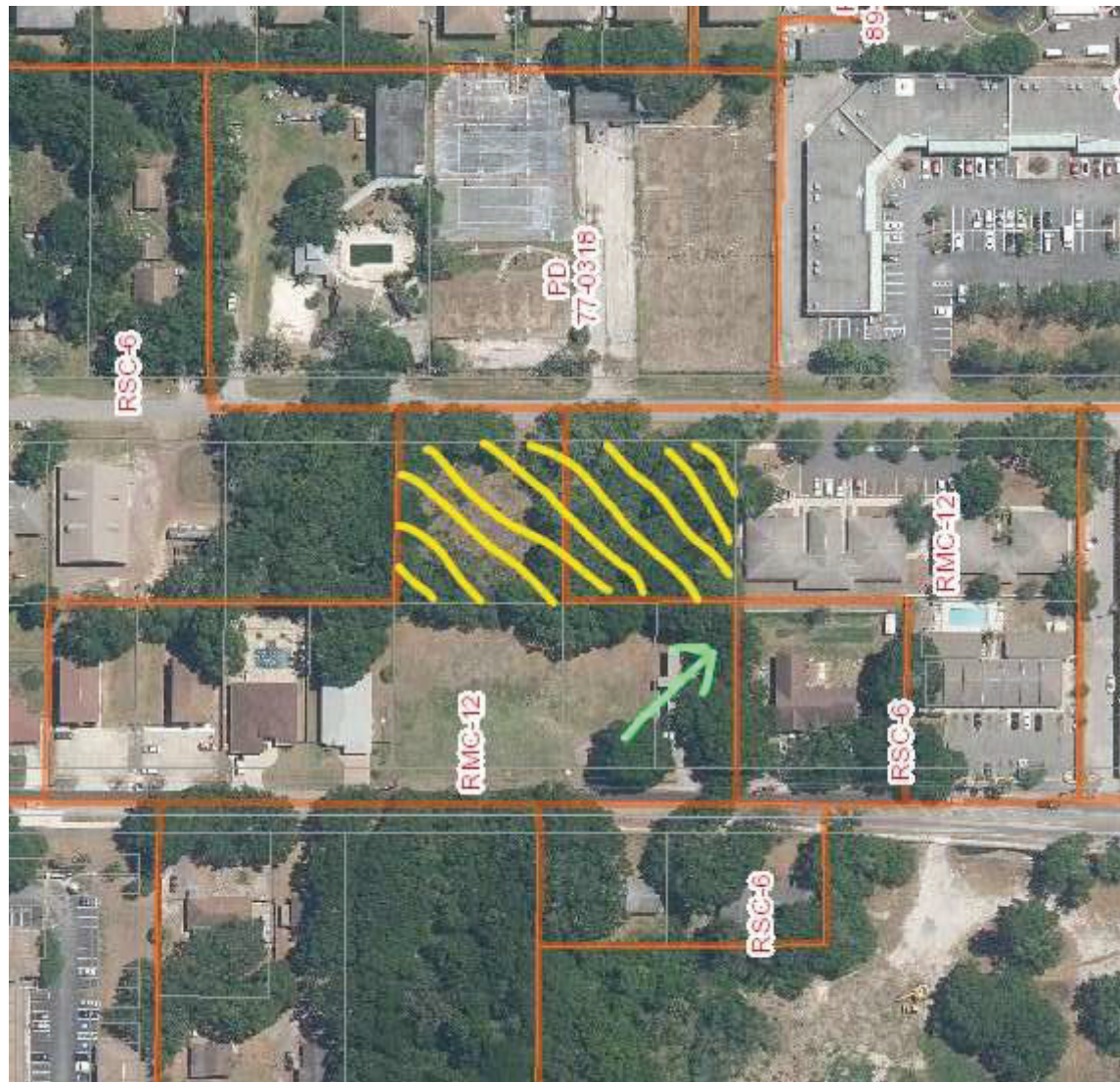


Single Family Zoning (RSC-6)
within 500' of project area

ATTACHMENT 7

ATTACHMENT NO. 7

Forested area provides significant screening from the subject property



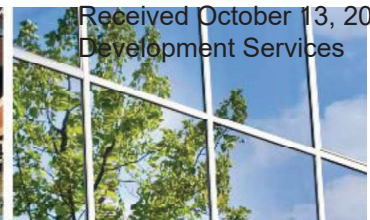
ATTACHMENT 8



HEALTHTRUST

Seniors Housing & Healthcare Real Estate Advisory Services

Received October 13, 2021
Development Services



Birmingham | Boston | Los Angeles | Sarasota

Attachment No. 8

PRELIMINARY MARKET FINDINGS

Proposed Assisted Living

May 5, 2021

Proposed Assisted Living

8418 North Hubert Avenue

Tampa, Florida 33614

HT File No. 20210400



Prepared by:
HealthTrust

6801 Energy Court, Suite 200 | Sarasota, FL 34240
P: 941.363.7500 | F: 941.363.7525 | healthtrust.com



May 6, 2021

Mr. John Saldana
ROJO Architecture, LLC
5701 East Hillsborough Avenue
Tampa, FL 33610

RE: Preliminary Market Findings Report of
Proposed Assisted Living
8418 North Hubert Avenue
Tampa, Florida 33614
HT File No. 20210400

Dear Mr. Saldana:

At your request and authorization, HealthTrust has been contracted to prepare a Preliminary Market Findings Report of the subject, a proposed Assisted Living Residence with 55 beds. Based upon preliminary review of the market, we have compiled the following preliminary market findings. The date of this report is May 6, 2021.

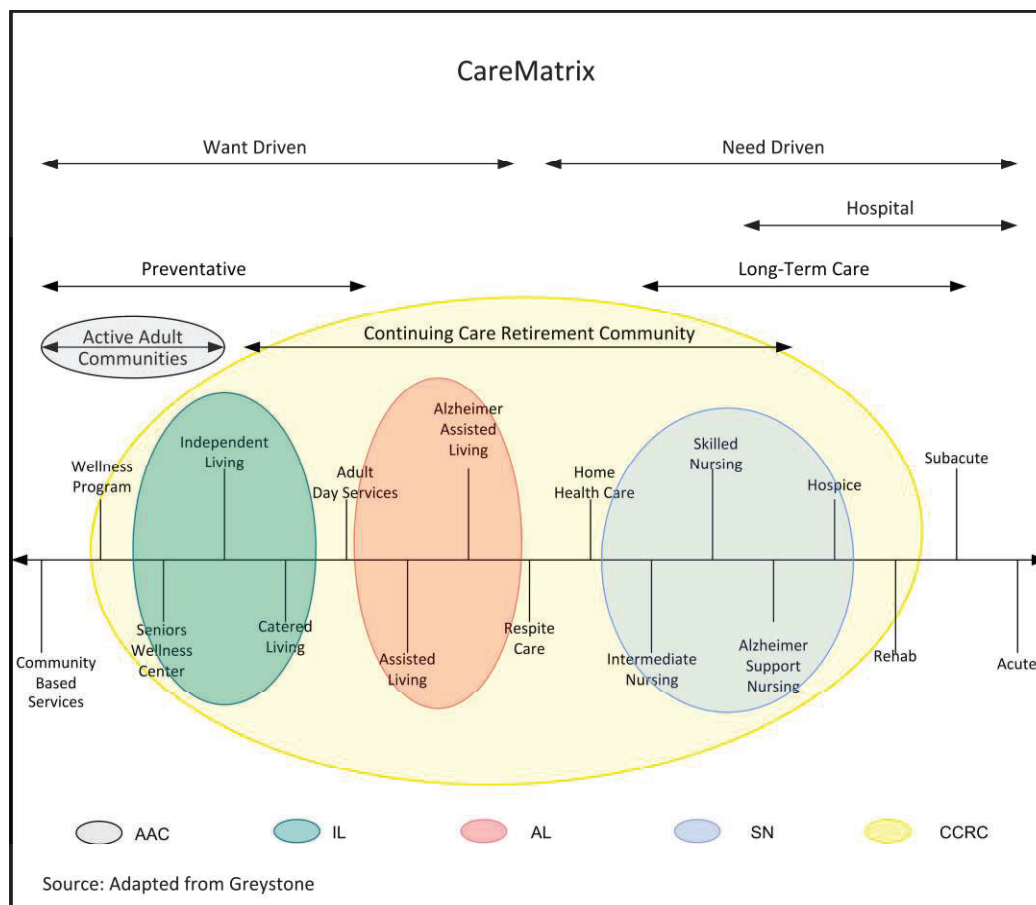
- We have defined the primary market area (PMA) as a five-mile radius surrounding the subject. The existing supply is a mix of local and regional operators with most communities offering state assistance. Also, most of the communities inside the PMA pre-date 2000.
- Assisted living (AL) properties have an occupancy rate of approximately 81% and memory care (MC) properties within the PMA have an occupancy rate of 72%. We note that several communities reported occupancy levels down approximately 10-15% due to the COVID pandemic. We surveyed the area in 2018 and 2019 and observed average PMA occupancies of approximately 89% for AL and 88% for MC. Further, the NIC MAP® Data Service showed an average Tampa occupancy of 87% for AL and 86% for MC in the 2019 4Q report.
- Inside the PMA, we are aware of one community (Cain Road Assisted Living) that is proposed. After further research, there is currently no construction timeline on the project, and it is currently for sale being marketed as a 77-bed AL community. Due to no recent activity on this project, we have applied a 50% probability on the future supply that this project will come to fruition.
- Based on current market conditions, we find adequate demand to support the subject's planned 55 beds.

Seniors Housing and Health Care Industry Overview

Seniors housing and health care is a term used to cover three types of residential facilities designed specifically for retirees: Independent Living, Assisted Living, and Skilled Nursing. These three comprise the heart of five-category spectrum of elderly residential care. In order of care intensity, or *acuity*, from lowest to highest the categories are:

- ☐ Seniors apartments
- ☐ Independent living
- ☐ Assisted living
- ☐ Skilled nursing
- ☐ Hospital/acute care

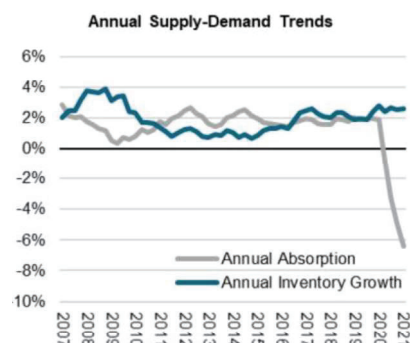
When someone refers to seniors housing/health care, they are commonly talking about one of the middle three: Independent Living, Assisted Living, Skilled Nursing, or any combination thereof. This overview introduces these product types and touches on current trends affecting the seniors housing/health care industry.



Senior Apartments: Seniors Apartments, or “55+” complexes, are age-restricted residences where at least 80% of residents are 55 or older. They are not normally called seniors housing/health care but are related on the acuity spectrum. Akin to traditional apartment complexes, they have clubhouses, fitness centers, covered or garage parking, and swimming pools. Health care services, meals, and housekeeping are not provided by on-site staff, but social activities are usually available. Residents are active adults not needing assistance with activities of daily living (ADLs). Units typically include a full kitchen, washer and dryer hook-ups, balconies or patios, window treatments and floor coverings.

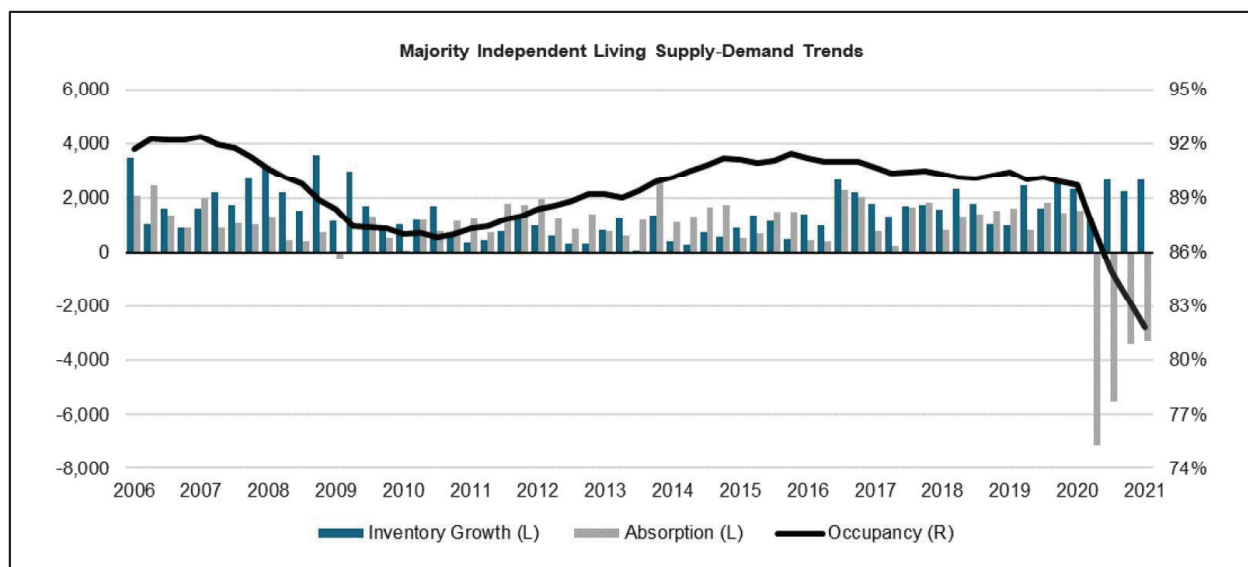
The NIC/American Seniors Housing Association’s *Seniors Housing Construction Trends Report 2013* indicated 180 projects under construction, with 12,949 units, as of March 2013. This was down slightly from the prior year. Only 11% were *market rate* projects; the remainder being subsidized affordable housing or “HUD 202” deals. But while the total number of new projects was less than the prior year, *market rate* projects were a greater share of the total in 2013. Unfortunately, the 2014 edition of this report ceased covering senior apartments.

Independent Living: Independent Living Communities (ILCs) were developed in the 1980s to meet growing demand for accommodations specifically designed for seniors. They typically range from 115 to 300 units and are designed like apartment complexes. They have self-contained units with cooking facilities but also offer formal dining and common amenities like exterior courtyards, beauty salons, lounge and activity areas. Standard services include weekly housekeeping, linen service, maintenance of grounds, social activities, and at least one meal a day. Limited health services can be provided by third-party home health agencies *a la carte*, but residents must be physically and mentally able to perform all ADLs. Unlike higher acuity seniors housing, ILCs are less need-driven, with lifestyle and social choices driving the residency decision.



According the NIC MAP® Data Service 1Q 2021 *Monitor*, occupancy decreased 160 basis points from the prior quarter to 81.8%, to a new low, attributed to the COVID-19 pandemic as move-ins slowed and move-outs accelerated for some operators. Construction has slowed and represented 4.5% of existing supply, down 60 basis points from the previous quarter. Absorption was negative as occupied units declined by 3,266. Rent growth decreased to 1.2%, down 60 basis points from the prior quarter and 180 basis points from a year ago.

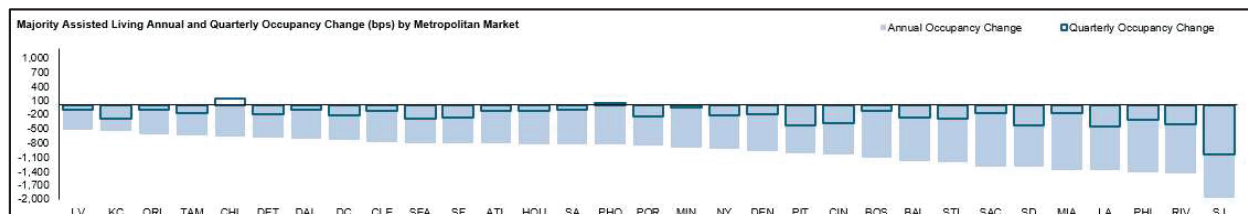
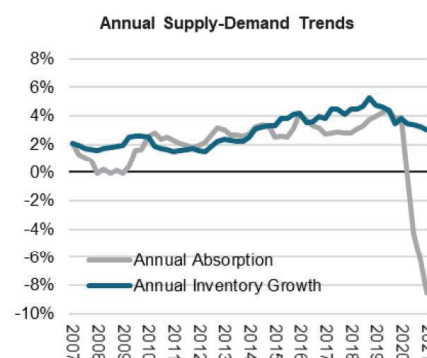
NIC MAP® Data Service reported the following supply and demand trends for Majority Independent Living Communities:



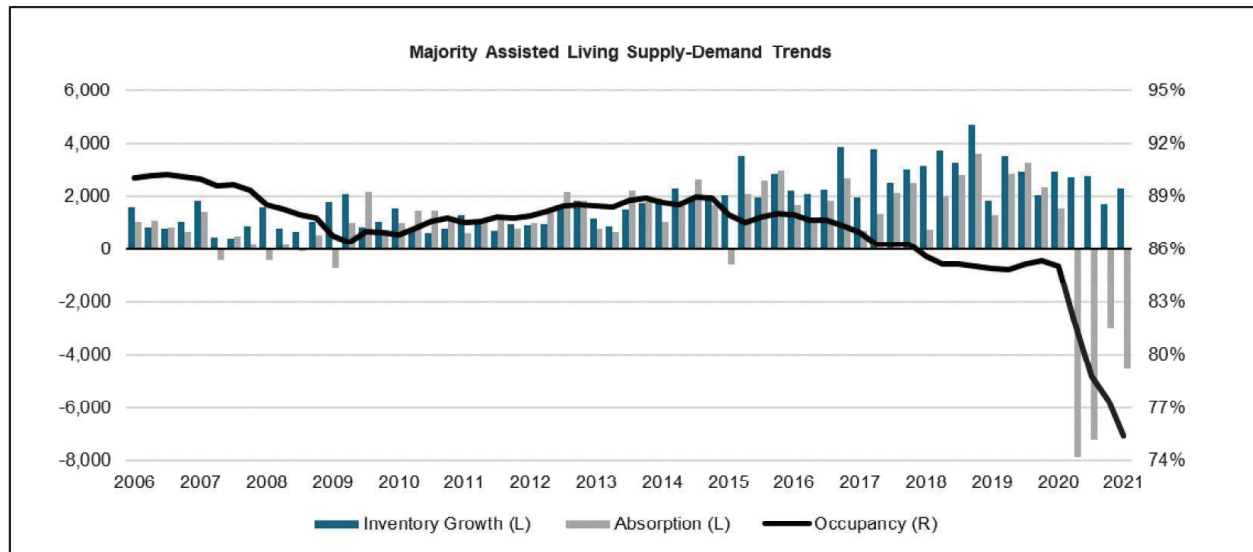
Assisted Living: Assisted Living Residences (ALRs) are for seniors who can no longer perform all ADLs. The acuity is roughly between independent living and skilled nursing. Residents live in separate units, but ADLs are centrally provided and supervised by on-site staff. Standard services include three meals a day, grooming, bathing, dressing, and toileting. Other services are offered for additional charges. Many ALRs have a secured “Memory Care” wings for Alzheimer’s/dementia with higher staff ratios, a “wander-guard” system, and dedicated amenities designed to improve quality of life. Most states require little additional certification to offer a memory care unit.

Many states have introduced Medicaid reimbursement for stays at ALRs, often known as “waiver”. This appears to be the final level of support needed to legitimize ALRs for institutional investment.

According the NIC MAP® Data Service 1Q 2021 *Monitor*, occupancy fell 200 basis points to a time-series low of 75.5%, again largely attributed to the pandemic. Construction, although slowing, continued to outpace absorption with 17,306 units under construction, or 5.4% of existing inventory, while absorption was again negative for the quarter with the number of occupied units declining by 4,549 units. Although all major metros reported decreased occupancy, the impact was uneven as hot spots flared up in different regions of the country. The NIC MAP® Data Service *Seniors Housing & Care Market Performance Report* reports that for 1Q21, performance varied by metro:



The annual rate growth remained dropped below inflation at 0.6%, down 70 basis points from the prior quarter's pace and 110 basis points from a year ago as operators increasingly rely on specials and discounts to lure residents back. NIC MAP® Data Service indicated the following supply and demand trends for Majority Assisted Living Communities:



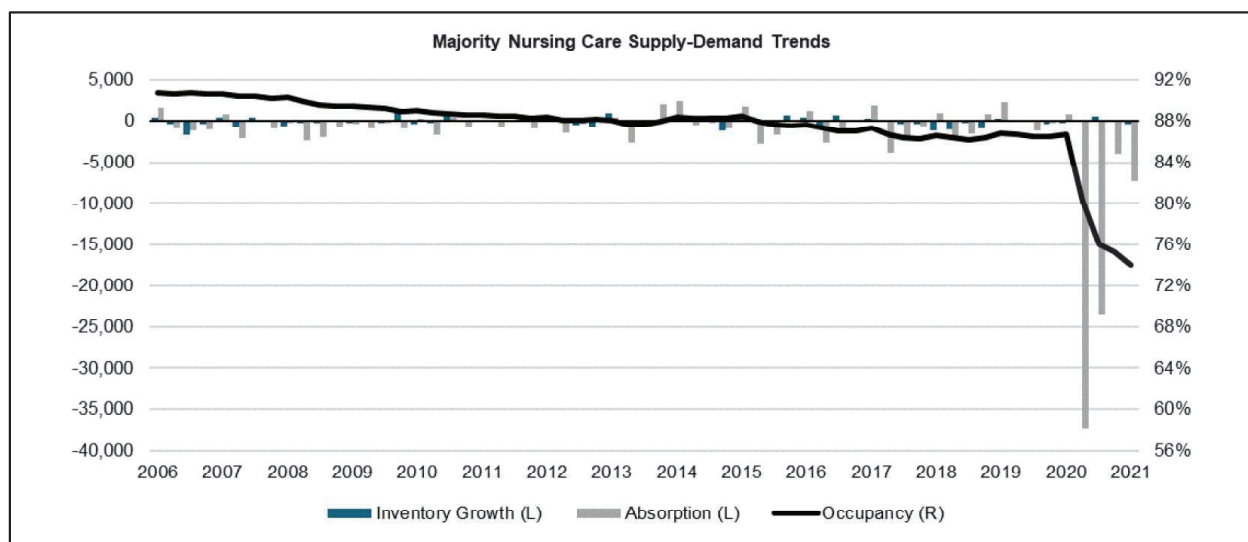
Skilled Nursing Facilities: Skilled Nursing Facilities (SNFs) are the oldest seniors housing/health care product and one step below hospitals on the acuity spectrum. They are for residents needing 24-hour care and supervision by on-site nursing personnel. They contain smaller, more institutional rooms without cooking facilities. Many older SNFs have a high ratio of semi-private (double resident) rooms. Newer SNFs are trending toward more private rooms to target profitable short-term rehab residents.

Most SNF revenue comes from The Centers for Medicare and Medicaid Services (CMS), which combined, paid about 52% of the \$172 billion expended for skilled nursing care in 2019. This heavy reliance on subsidies means any changes in reimbursements can directly impact a SNF's profitability.

In recent decades, SNFs turned their focus to more profitable short-term rehab residents reimbursed by Medicare. Many buildings were redesigned to create more private rooms, bigger physical therapy spaces, and dedicated common areas for short-term residents. This was driven by concerns about lower reimbursement levels for long-term care and the growing trend of long-term care residents moving to ALRs and home health settings. However, following the Affordable Care Act, more rehab residents are now being discharged directly to residential settings to be tended by home health agencies, sometimes bypassing a short-term stay in a SNF.

The latest NIC MAP® Data Service *Construction Monitor* indicates that there were 2,444 Nursing Care Beds under construction in the 100 largest MSAs, in 1Q21. Many new SNFs are being developed within a continuum of care that includes IL, AL and MC units, or as standalone "transitional care" facilities focused almost exclusively on short-term rehab. According to the Centers for Medicare and Medicaid Services (CMS) there are 1.65 million certified SNF beds as of the beginning of 2020, but we note that the total supply has contracted over the last five years. According to NIC MAP® Data Service *Construction Monitor*, among the 100 largest MSAs, SNF construction as a share of existing inventory has declined to 0.4%. Many

projects are replacement facilities, as CMS reports little growth in total beds. Supply and demand trends are summarized as follows:



Acute Care Hospitals: The final level of care on the acuity spectrum is the acute care hospital, which often represents the last step in the life cycle. Although part of the acuity spectrum, hospitals are a distinct kind of facility outside the seniors housing/health care classification. There is little exhibited interrelationship in the supply and demand characteristics of acute care hospitals to other elements of the seniors housing market. However, skilled nursing facilities benefit from proximity to and referral relationships with acute care hospitals.

Continuing Care Retirement Communities and Other Product Types: In seniors housing/health care there are numerous hybrids and combinations of care types under one roof. A facility may offer independent and assisted living together or have mostly skilled nursing with an assisted living wing. The most common combined facility is the Continuing Care Retirement Community (CCRC), or LifePlan community, offering all three care types from independent living to skilled nursing on one large campus, allowing residents to “age in place”. CCRCs can house hundreds, or even thousands of residents in several buildings on a campus with heightened amenities not available in smaller ILCs, ALRs, and SNFs. CCRCs often require large buy-ins from new residents in exchange for low monthly fees during their residency. Many variations exist on refund policies for the entry fee ranging from 0% to 90% and higher. Most communities amortize the non-refundable fee over four to eight years.

Summary: This review of seniors housing is intentionally brief and is designed to acquaint the reader with the general product types and services available to the retiree consumer differentiated by price and acuity level.

Lending and Development

Well-managed, stabilized communities with established operators have access to capital from agencies (Fannie, Freddie, HUD), commercial banks, and REITs. Interest in development remains high, but construction lending is tightening with some projects with experienced developers being re-traded during construction and terms including recourse and lower levels of leverage relative to cost.

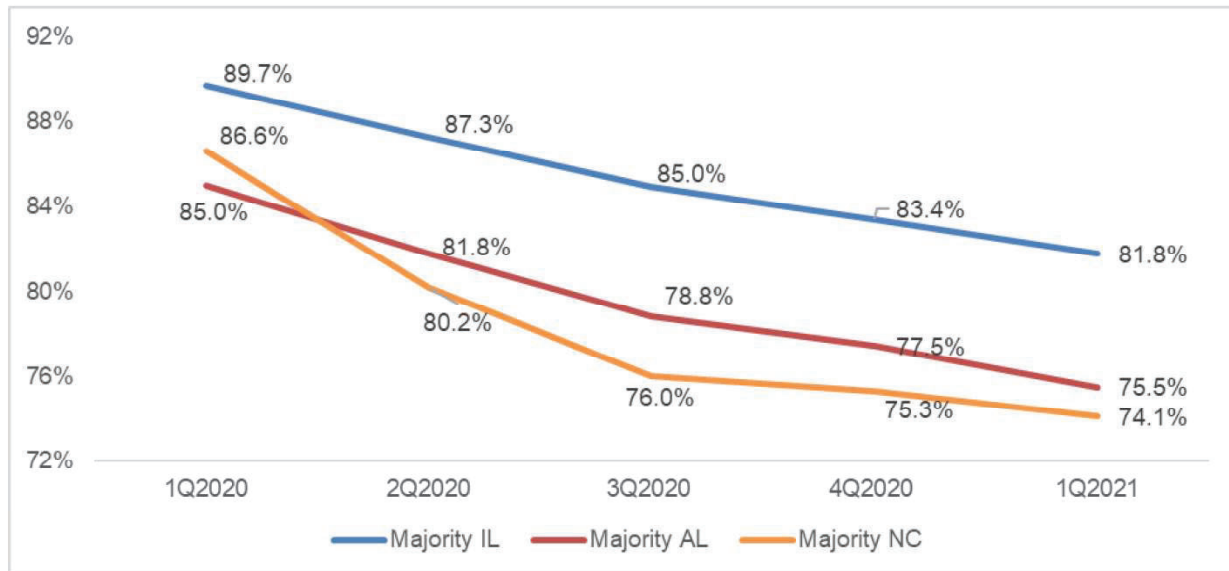
A related issue for development is staffing. Many markets are seeing severe staffing shortages at both the administrative and care levels. While especially true for nursing homes, seniors housing is feeling the pinch, too. The use of agency nursing services is more routine now than ever, and nursing homes are seeing more administrative turnover. The problem is especially acute in rural markets where fewer staff live or can commute and satellite suburban markets that must compete with a nearby metro area for talent. Many large operators now have recruitment and retention programs designed to keep quality personnel with signing bonuses, higher wages, educational allowances, meals, transportation, and other perks. This situation puts pressure on developers in assembling competent staff for a new facility.

The most recent quarterly update from NIC MAP® Data Service details development trends in the 31 largest MSAs in Seniors Housing (Independent and Assisted Living) and Majority Nursing Care:

Seniors Housing									
	Existing Inventory		Occupancy		Supply and Demand		Under Construction		Annual Rent Growth
	# Properties	# Units	All	Stabilized	Absorption	Inventory Growth	# Properties	# Units	
1Q21	5,230	667,132	78.8%	81.1%	-7,837	4,931	296	32,840	0.9%
4Q20	5,199	662,201	80.6%	82.9%	-6,455	3,944	324	36,863	1.6%
3Q20	5,168	658,257	82.0%	84.4%	-12,721	5,435	352	40,139	2.1%
2Q20	5,133	652,822	84.6%	86.8%	-15,008	3,929	382	43,290	2.3%
1Q20	5,105	648,893	87.5%	89.7%	3,106	5,242	413	45,611	2.9%
2019	5,068	643,651	87.7%	90.0%	3,736	4,742	428	47,110	3.1%
2018	4,923	625,527	87.8%	90.0%	5,144	5,723	417	45,887	3.2%
2017	4,763	603,930	88.6%	90.4%	4,359	4,730	456	46,394	2.7%
2016	4,607	586,161	89.3%	91.0%	4,686	6,071	440	40,694	3.9%
2015	4,473	568,481	89.9%	91.2%	4,480	3,313	405	35,925	2.8%
2014	4,344	554,193	90.2%	91.2%	3,413	2,577	330	27,267	2.6%
2013	4,242	544,066	89.5%	90.3%	4,515	3,088	265	21,214	1.8%
2012	4,164	535,227	88.9%	89.7%	3,247	2,181	208	15,393	2.2%

Majority Nursing Care									
	Existing Inventory		Occupancy		Supply and Demand		Under Construction		Annual Rent Growth
	# Properties	# Units	All	Stabilized	Absorption	Inventory Growth	# Properties	# Units	
1Q21	4,082	574,441	74.1%	74.3%	-7,304	-475	29	1,818	1.6%
4Q20	4,084	574,916	75.3%	75.5%	-3,928	160	31	2,262	2.1%
3Q20	4,085	574,756	76.0%	76.2%	-23,463	493	37	2,785	2.2%
2Q20	4,083	574,263	80.2%	80.3%	-37,284	-92	44	3,454	2.4%
1Q20	4,084	574,355	86.6%	86.8%	708	-335	50	3,921	2.6%
2019	4,087	574,690	86.5%	86.7%	-336	-396	48	4,180	2.7%
2018	4,096	574,793	86.4%	86.6%	818	-955	68	5,677	2.7%
2017	4,110	578,275	86.3%	86.5%	-627	-479	75	6,615	2.7%
2016	4,108	579,131	87.0%	87.2%	20	52	76	5,935	2.7%
2015	4,097	578,811	87.5%	87.7%	-70	666	82	6,496	3.3%
2014	4,083	576,909	88.3%	88.4%	-905	-1,187	70	6,870	2.9%
2013	4,085	578,135	88.0%	88.2%	2,007	159	57	4,975	2.8%
2012	4,077	577,286	88.1%	88.4%	-190	-863	72	6,383	2.9%

Finally, the NIC MAP® Data Service reports the following declines in occupancy by level of care:



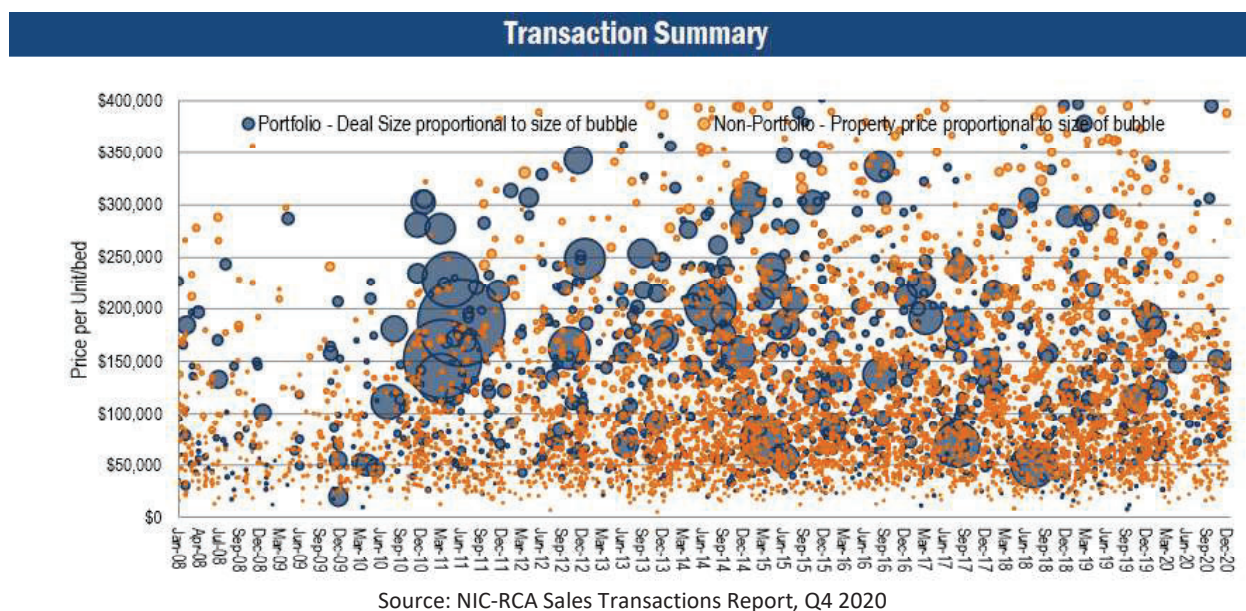
With most senior living and care communities receiving vaccines for all residents and staff in 1Q 2021, many operators and investors are cautiously optimistic that this decline will cease and occupancy improve. However, until visitation is restored, we expect the recovery to take time.

Transactions

Sales activity started slowing in 2016, a trend that continues through 2021. Reasons include:

- Less institutional grade product for sale
- Concerns about over-building in some markets
- Spread between replacement cost and sale prices
- Pandemic depressing occupancy and increasing uncertainty

Today, most deals are smaller, predominantly single properties or groups of fewer than ten. The greatest competition is for the rare Class A properties built in the last five to seven years with a continuum of care in major metropolitan markets. These facilities attract private equity, pension funds, large cap REITs and traditional strategic buyers. With fewer of these facilities available, the bulk of transactions are now for non-institutional grade facilities traded in smaller portfolios. NIC MAP® Data Service 4Q20 *Transaction Report* illustrates transaction activity over the last ten years as follows, showing fewer mega-deals in the last several years compared to the immediate post-recession period:



With the outbreak of the pandemic, we find that some transactions are occurring but that many buyers are observing from the sidelines while sellers are reluctant to bring properties to market when census may be temporarily down and the trailing-12 financial performance adversely impacted by COVID-19. Activity between private equity investors who must exit investments continue and demand for quality assets remains high. To date, we have not seen much in the way of distressed sales, but do expect to see many transactions in 2021 of older (1990s' and early 2000s' built) communities that suffered inadequate capital investment as well as newer (built since 2016/7) communities that failed to lease-up during the deluge of inventory growth and then suffered the pandemic.

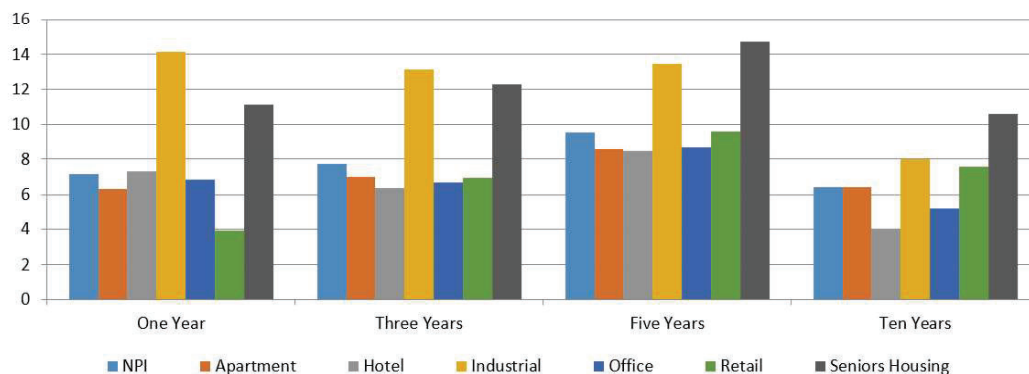
Key Themes in 2021

We identified the following key themes affecting the seniors housing industry and note that many have been magnified by the pandemic:

- ❑ **Financing:** Availability of financing will be key to continued M&A activity and building. The HUD LEAN program remains strong; in fiscal year 2020 it issued firm commitments of \$4.1 billion, with about 3% involving new construction. Recent LEAN changes shortened the "seasoning" time formerly required to apply for the program. Fannie and Freddie have continued to grow, with Freddie providing \$14.1 billion in 1,011 loans to seniors housing since 2009 and Fannie providing over \$20.0 billion since 2008 with a current book of business of \$15.6 billion. Healthcare REITs will continue to be key capital sources through sale/leaseback deals and RIDEA (REIT Investment Diversification and Empowerment ACT) arrangements. At the September 2020 meeting, the Fed signaled that interest rates are likely to remain near zero until 2022.
- ❑ **Buyers:** Public buyers who had been on the sidelines the last couple of years came back in 2019 but have been busy supporting their operators since and restructuring leases, and in some cases, replacing management. In May 2019, HCP (now Healthpeak) announced the \$445 million acquisition of nine Discovery Senior Living communities and three California Oakmont properties for \$113 million. Healthpeak deployed capital paying \$308 million for the Denver-based Balfour portfolio of six properties; \$237 million for three Texas Discovery Senior Living infill campuses;

and executed on a \$1 billion exclusive development deal with Discovery. Ventas, meanwhile, paid \$1.8 billion for an 85% stake in the 31-property Le Groupe Maurice, a Canadian seniors housing operator. And in August 2019, Welltower announced the \$1.8 billion (roundly \$435,000 per unit) sale of the Benchmark Senior Living portfolio, a 48-property platform concentrated in the Northeast to a undisclosed buyer. More recently, Healthpeak has announced a goal to exit most of its SHOP and NNN SH properties, with a recent \$350 million sale of 10 AL/MC communities on the west coast to Aegis / Blue Moon Capital Partners joint venture during a pandemic. While pension funds, private equity, insurance, and national operators remain active, fewer Class As are changing hands, creating stiff competition for these assets. Despite pullback from larger buyers, seniors housing continues to attract investment from new sources drawn to its consistently higher returns. The following graphic from the *NIC Investment Guide* shows these returns relative to other commercial property types:

NCREIF Annualized Total Returns by Property Type (%)
Period Ending 9/30/18



Source: NCREIF

- ❑ **Supply:** Most markets saw strong fill rates from the end of the Great Recession to 2015, but now some metros are approaching saturation. Since the end of 2015, occupancy dropped from 90% to 88% before the pandemic with widespread drops placing formerly stabilized properties in competition with new additions in their initial fill. With increased unemployment and frequent negative headlines that conflate nursing homes and seniors housing, some prospective residents and their children are cautiously delaying move-ins. Based on our research for ASHA, lead activity is about 50-60% of pre-pandemic levels. With over 55,000 units under construction and thousands more vacant, depressed occupancy levels are expected for at least the next two to five quarters.
- ❑ **Operations:** Despite the recent increases in unemployment, operators are discovering that most former bar-tenders do not wish to change adult diapers. Further, the safety risks of being essential workers and the child care challenges that many employees face as schools and day care centers have limited in-person slots limit the ability of some staff to show up for work. In many markets, seniors housing and care communities are competing with Aldi's, Target, Walmart and various fast food outlets for certified nursing assistants (CNAs), food servers and other entry level staff. Shortages of nursing staff and experienced managers are also impacting operations causing greater reliance on agency nursing and overtime. While the same store sample of the 2020 edition of *The State of Seniors Housing* suggests that most operators managed cost to sustain margins, the pandemic is adversely impacting top line revenues and exacerbating expense pressures. With

so many units vacant, many operators voice concern about raising rates and few, if any, expect to meet their original 2020 budgets. Going into 2021, operators will have fewer unanticipated expenses and may be able to recoup some of the higher operating expense in modest 2021 rate increases.

- ❑ **Chasing Yield:** Throughout the economy, investors are chasing yield. NIC's active promotion of the investment case for seniors housing, as well as its performance since the recession, has attracted a seemingly endless stream of debt funds, foreign money, and investors previously focused on more traditional commercial real estate assets. The liquidity in the market – both debt and equity – had been at a historic high causing rate compression for the best-in-class quality assets. REITs who had been on the sidelines are now strategically re-entering the frenzy to offset lackluster senior housing operating portfolio (SHOP) performance. With the economy in recession and inflation rates well below the Fed's desired level, this pressure will continue and we still see prices for Class A assets at very strong capitalization rates.
- ❑ **Regulations/Government:** States had largely cured the shortfalls plaguing their budgets after the Great Recession, but lockdowns and depressed economic activity have led to budget shortfalls and depletion of rainy day funds. Both federal and state governments stepped up financial support for the industry in terms of Provider Relief Funds and Medicaid rate add-ons. Further, CMS scrapped plans to revise the more-lucrative-than-expected PDPM reimbursement as well as abandoned its effort to scrutinize and reform supplemental payments, offering a reprieve to operators. But as the federal deficit topped \$3 trillion in 2020 and most states expended rainy day funds or are facing significant budget shortfalls, this support is unlikely to continue indefinitely. Further, there is a growing trend of states converting to Managed Care programs, which, while not reflecting outright cuts, do bring increased operational scrutiny. In terms of Medicare, many states are instituting reimbursement structures that emphasize outcomes and performance over older models based on coding and length of stay and CMS had Indiana's UPL program in its sights but scrapped the proposed rule changes in September 2020. Nonetheless, the frequent and generally negative headlines about seniors facility deaths (conflating skilled nursing with seniors housing) has increased scrutiny by CMS and lead to a House investigation of the assisted living industry. With SNFs receiving over \$10 billion in Provider Relief Fund (PRF) revenues and licensed seniors housing receiving an estimated \$2.5-3.0 billion HHS for funds, increased federal oversight is a likely outcome.
- ❑ **COVID-19:** Since the first outbreak at Life Care Center of Kirkland in February 2020, the seniors housing and care sector has struggled with negative headlines, varying degrees of support as it tries to source sufficient PPE and test kits to keep its residents and staff safe, and occupancy challenges. Nonetheless, we note most operators have superbly contained the virus with a minority reporting large outbreaks. The virus does not respect "good" operators and we expect that most communities will ultimately wind up with at least a case especially as states and communities re-open; however, as it becomes more widespread, we also expect muted stigma – if any. Many operators expect that with the availability of the vaccine to staff and residents of licensed facilities (assisted living and skilled nursing), there will be a rebound in demand.

Overall, the seniors housing industry has a strong long-term outlook, supported by demographic shifts and strong operational track records. We had expected headwinds in 2020 but note the situation has been exacerbated by the spread of COVID-19 that portends a significant risk to the welfare of the primary demographic for this industry. In the short-term, we expect adverse impacts to cash flows as operators

rebuild occupancy – sometimes amid pricing wars – and continue to incur extraordinary costs associated with cleaning, testing and PPE until Americans can resume normal movement and activity. From a valuation viewpoint, we expect a bifurcation in cap rates as demand for core assets in high-barrier markets seems to compress (albeit at lower cash flow expectations) while a slew of underperforming properties recapitalize.

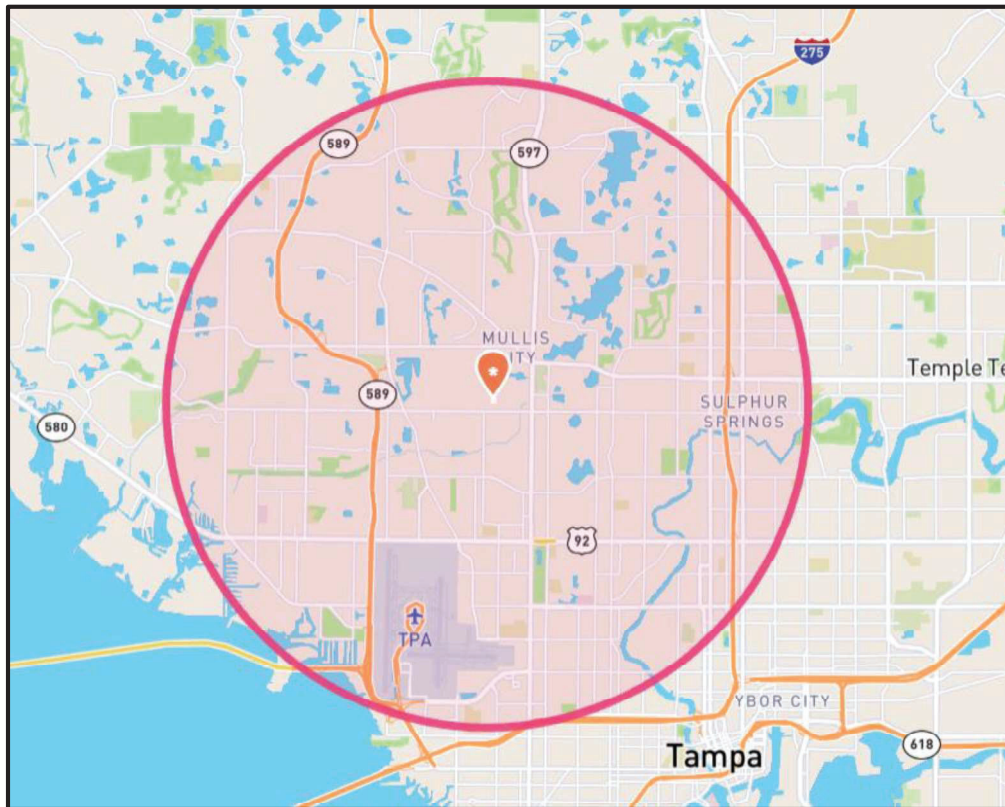
Definition of Primary Market Area

The 2009 Overview of Assisted Living completed by the Assisted Living Federation of America (ALFA), and now known as Argentum, in conjunction with AAHSA, ASHA, NCAI and NIC indicates that typical assisted living residences draw 85% of their residents from within 15 miles, which shows a change from five years earlier when 73% of the demand would emanate from within a 15-mile radius.

For the purposes of this analysis, we assume that 100% of the demand for the subject's services emanate from within the PMA. We point out that while residents may reside in a community from outside the primary market, conversely residents will also leave the primary market to reside elsewhere. Thus, while we do consider the prevalence of migration in and out of the PMA within our penetration analysis, it is viewed as being anecdotal in nature and difficult to quantify. Moreover, the Nielsen projections serve to estimate the future migration, as it pertains to the subject's PMA. However, as we will discuss later in the following sections, prevalence of adult children are a primary indicator of migration.

Based on our interviews with both executive directors and directors of marketing at comparable projects in the area, including the subject's operator, we have determined that the subject's primary market area (PMA) is a five-mile radius. A map detailing the primary market is as follows:

PMA MAP



PMA Supply Analysis

In terms of measuring the PMA supply, while we considered management’s opinion of primary competition, we have only included units in the PMA that house seniors that are comparable to the subject. Consequently, we have excluded those facilities considered to be “mom and pop”, generally containing less than 25 beds or operating out of a skilled nursing wing.

Regarding memory care, we note that most state regulatory agencies do not have licensure separate from assisted living and that many residents with mild dementia can be accommodated in traditional assisted living buildings. Nonetheless, as more developers build memory care-dedicated buildings and recognizing the differences in rates, design and staffing, we have broken out the memory care supply niche from assisted living. We estimate the total number of existing and proposed beds/units in this market as presented in the following table(s):

AL SUPPLY		
Assisted Living Beds		
	PMA	
	2020	2025
Alimar Assisted Living	56	56
Angels Senior Living at North Tampa	87	87
Arbor Terrace of Citrus Park	56	56
Brighton Gardens of Tampa	125	125
Colonades of Carrollwood	86	86
Colonial Assisted Living at Tampa FL	90	90
Elmcroft of Carrollwood	68	68
Rocky Creek Village	120	120
Royal Sun Park	25	25
The Colonnade at Northdale	62	62
Weinberg Village	75	75
Cain Road Assisted Living	0	39
Subject	0	55
All Other	0	0
Total	850	944
@ 100% from PMA	850	944
MC SUPPLY		
Memory Care Beds		
	PMA	
	2020	2025
Arbor Terrace of Citrus Park	54	54
Arden Courts - Tampa	60	60
Atrium Gardens ALF	38	38
Elmcroft of Carrollwood	12	12
InspiredLiving at Tampa	58	58
The Colonnade at Northdale	37	37
Weinberg Village	20	20
Subject	0	0
All Other	0	0
Total	279	279
@ 100% from PMA	279	279

Inside the subject's PMA (five-mile radius), there are a total of 11 existing communities offering AL and seven offering MC. Market occupancy is approximately 81% for AL and 72% for MC. Occupancy is down approximately 10-15% from pre-pandemic levels. Cain Road Assisted Living is currently being marketed as a 77-unit AL community, and we have given 50% probability on the future supply table on the likelihood that this project will come to fruition.

Characteristics of Pipeline Activity

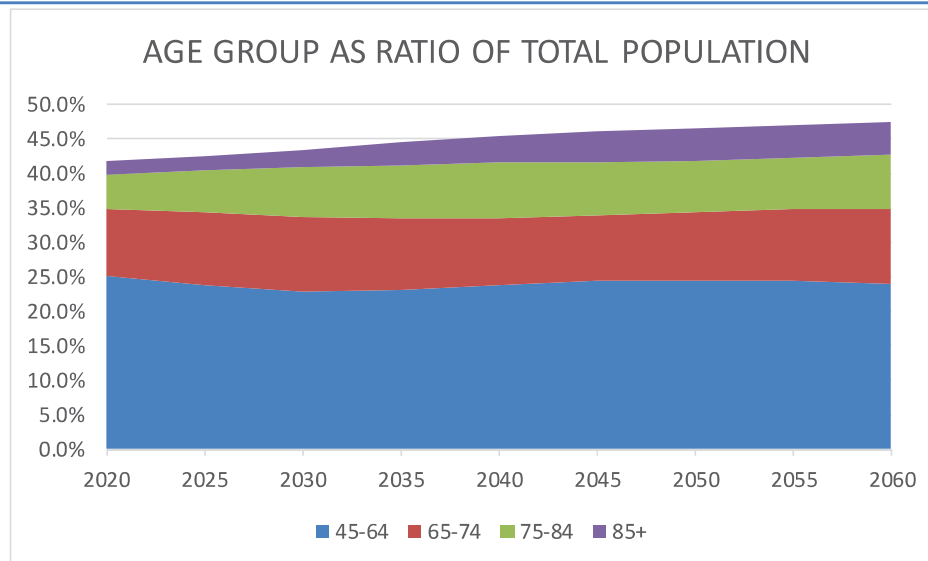
Based on our discussions with market participants and local zoning officials, we are unaware of any proposed properties being considered in the subject's PMA, with the exception of the subject itself and the aforementioned Cain Road Assisted Living.

Demand Analysis

A major factor in estimating potential market demand for communities such as the subject involves an analysis of the number of residents within the primary market area that are qualified for residency in terms of age and income level. Prospective residents for a seniors housing community such as the subject are typically at least 75 years of age or older, have sufficient income to cover monthly rental fees and other living expenses. Historical and anticipated growth in the senior age groups, nationally, is presented in the following table:

US POPULATION PROJECTIONS BY AGE (in 1,000s)									
	2020	2025	2030	2035	2040	2045	2050	2055	2060
Total	332,639	344,234	355,101	364,862	373,528	381,390	388,922	396,557	404,483
45-64	83,398	81,472	81,329	84,314	89,136	92,997	95,437	96,838	96,973
65-74	32,789	36,640	38,686	37,532	35,879	36,009	38,204	41,356	44,153
75-84	16,561	21,137	25,377	28,673	30,517	29,872	28,909	29,346	31,504
85+	6,701	7,450	9,074	11,792	14,429	16,954	18,561	18,914	19,020

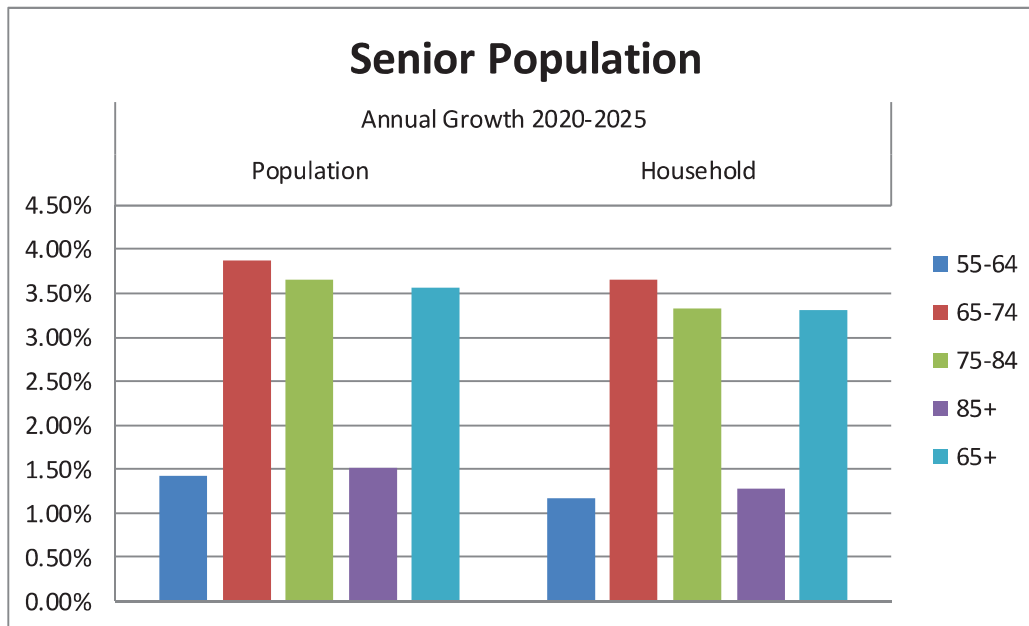
Source: US Census Bureau, 2017 National Population Projections



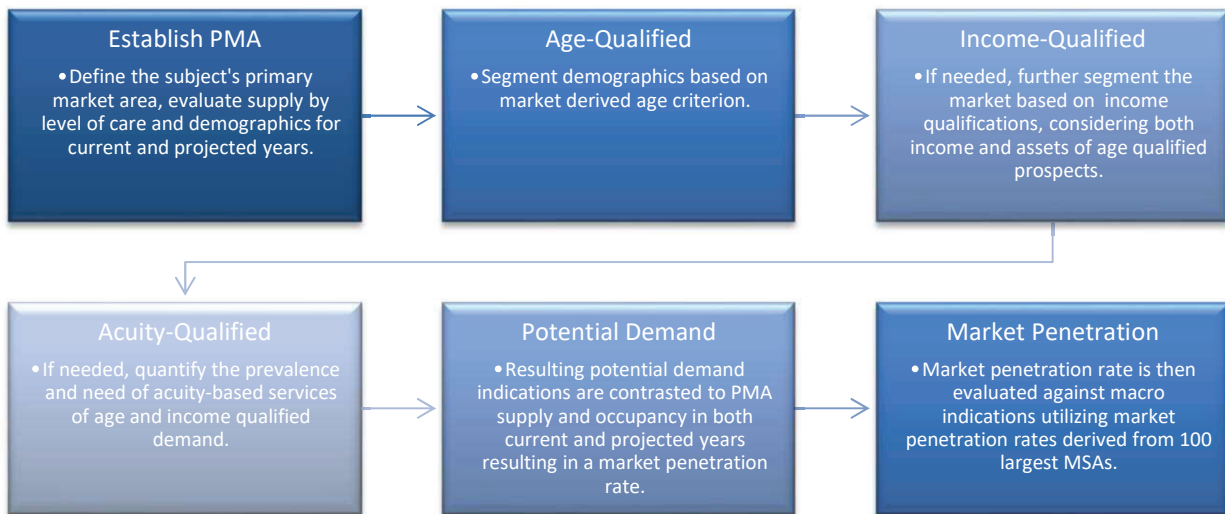
The elderly group age 85 and over represents the fastest-growing segment of the U.S. population. According to the US Census Bureau, there were 4.3 million seniors aged 85+ in 2000 and this segment will swell to 19.0 million by 2060. This is a key market for the seniors housing industry because 44% of those over 85 need long-term care or assistance with activities of daily living. As a result, industry analysts project strong growth in seniors housing revenue through the end of the decade and beyond.

In terms of identifying potential demand, we have begun with the examination of the number of households with persons at least 75 years of age. While we note that residents residing in senior housing communities are generally much older than 75 years of age, we have utilized this cohort as a minimum standard for residency to better reflect potential demand source across all product types.

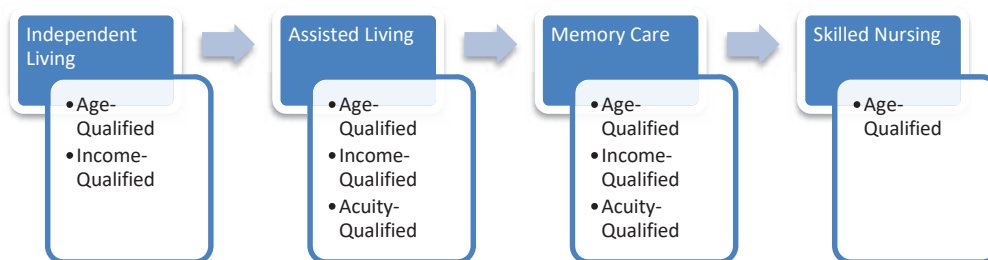
Please note that the senior population estimates and projections prepared by Nielsen are presented in the addenda of this report. A summary of the estimated senior population and growth rates for the PMA are presented in the following chart:



To test the viability of the market, we have surveyed current and future supply pattern, analyzing age, size, amenities and service package. Moreover, we have analyzed market occupancy, current and future penetration rates, historical rate growth, development interest and the geographic composition. We firmly believe that characterizing a market based on any single factor can be inaccurate and misleading. Overall, we utilize the following process in identifying demand for seniors housing communities in a given market.



In terms of care levels, the following criterion is utilized by level of care:



In addition to reviewing the demographics, it is important to account for the potential resident's location prior to moving to seniors housing. ALFA's 2009 *Overview of Assisted Living* indicates the following prior residences before moving into an assisted living residence:

RESIDENCE PRIOR TO MOVING INTO AN ALR		
	AL/MC	IL/AL
Private Home	71.6%	70.1%
Family Residence	9.5%	6.9%
Different ALR	6.1%	6.9%
Independent Living Community	6.8%	13.8%
Nursing Home	6.1%	2.3%
Source: 2009 Overview of Assisted Living		

As previously mentioned, we have relied on estimates and projections of senior population in the subject PMA prepared by Nielsen. During discussions with senior management at Nielsen, we learned that per census procedures, Nielsen household estimates only reflect seniors living in their primary residence acting as head of household. Therefore, the income statistics will not reflect that portion of the demand

that emanates from nursing homes (institutionalized population) or within a family residence not acting as head of household. Thus, we have calculated a factor for each level of care in order to more accurately reflect demand sources not captured within the household data provided by Nielsen. Based on this premise, we have adjusted the household numbers, which we refer to as a Nielsen Factor, as follows:

DEMAND CAPTURED BY NIELSEN		
	AL/MC	IL/AL
Private Home	71.6%	70.1%
Different ALR	6.1%	6.9%
Independent Living Community	6.8%	13.8%
Total	84.5%	90.8%
Corresponding Nielsen Factor (Inverse of Total)	1.18	1.10
Source: 2009 Overview of Assisted Living		

Thus, we can, nonetheless, reasonably estimate total demand in the PMA by using the information prepared by Nielsen and dividing it by the ratio of total demand the private residence component represents. For example, for independent living, if we calculated the current total of age/need/income-qualified households in the market, we can divide it by 90.8% to reach an estimate of total private pay demand:

$$\begin{aligned}
 \text{Nielsen Household Demand}/90.8\% &= 100\% \text{ of IL demand} \\
 &= 1/0.908 \\
 &= 1.10
 \end{aligned}$$

Please note that for the purposes of this analysis, we have also applied the relevant factors for the AL and memory care populations of 1.18.

Additionally, we need to adjust the household data in order for it to be viewed in terms of population. This is only done for assisted living and memory care, as independent living communities generally only attract the entire household, and rarely use semi-private accommodations of unrelated individuals. Accordingly, on the supply side, we only view the number of units as opposed to the number of residents or beds.

Therefore for assisted living and memory care, we have adjusted the household figures by dividing the adjusted 75 and up population by the number of 75 and up households. The adjusted population is calculated by subtracting the institutionalized nursing home population from the overall population. This is referred to as the Household/Population Factor in the following tables.

Independent Living

According to the American Seniors Housing Association (ASHA) 2009 study *The Independent Living Report* surveyed residents of independent living communities, and found the following conclusions and key findings:

- ☐ Only 6% of new independent living residents reported having difficulty with an Activity of Daily Living (ADL).

- ☐ A statistically greater proportion of ILC residents have long term care insurance when compared to those not residing in an ILC.
- ☐ 20% of independent living residents reported incomes of less than \$25,000.
- ☐ Smaller communities were more likely to attract an older clientele who are single. Conversely, larger residences tend to attract a younger, wealthier and married clientele.
- ☐ More than 50% of new residents had been hospitalized in the previous two years prior to moving in to the independent living community.

Additionally, a previous ASHA study in 2003, *The Benefits of Independent Living Communities*, which surveyed both residents and non-residents, found the following:

- ☐ Residents and non-residents view their health status equally, despite residents having been more likely to have been in a hospital, used an assistive device, report difficulty in climbing stairs and lift heavy objects in the previous two years.
- ☐ There were no differences between the abilities of residents of an ILC and those who are not in walking, getting out of bed, bathing, dressing, or toileting.

The 2009 report goes on to survey the primary reasons for residents choosing the particular community, which included:

- ☐ Community was close to their family and friends
- ☐ Unit they wanted was available
- ☐ Safety, security decisions were made
- ☐ To be with people
- ☐ Easy lifestyle

Primary reasons for residents moving out of their primary residence include:

- ☐ Deterioration of health
- ☐ Unable to manage by themselves
- ☐ Death of a spouse
- ☐ Deterioration of their spouses' health
- ☐ Old age

Overall, independent living is ultimately viewed as a lifestyle choice, as opposed to a need based service. Consequently, we have only viewed the age and income criterion as driving factors for residency at these communities.

Assisted Living

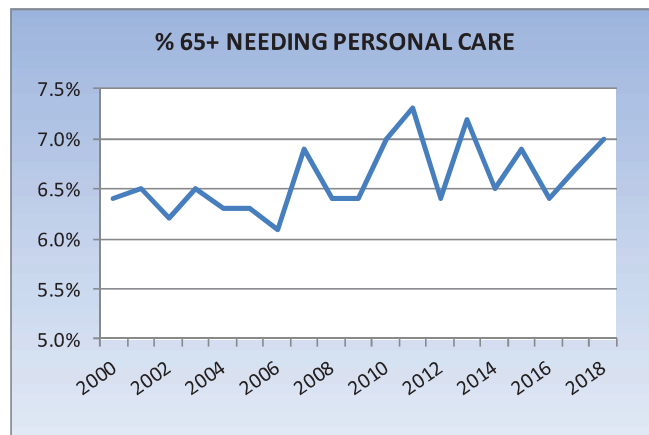
The *National Health Interview Survey* is conducted by the Center for Disease Control and uses data based on household interviews of a sample of the civilian non-institutionalized population identifying personal care needs among those aged 65 and up. Personal care needs are defined as requiring assistance with any Activity of Daily Living (ADL). The NHIS has been conducted continuously since 1957, with the primary

objective of monitoring the health of the United States population. The cross-sectional study includes a sample size of approximately 35,000 households and 87,500 persons, allowing for the valid reporting of health status and limitations, injuries, healthcare access and utilization in the US. The publication is widely accepted throughout the industry, including the American Seniors Housing Association. Over the last several years the survey has found the following, though we note that while there are variances year to year, they have not been defined as statistically significant:

% 65+ NEEDING PERSONAL CARE		
Year	%	95% CI Interval
2000	6.4%	5.9% - 6.9%
2001	6.5%	6.0% - 7.0%
2002	6.2%	5.7% - 6.7%
2003	6.5%	6.0% - 7.1%
2004	6.3%	5.8% - 6.8%
2005	6.3%	5.8% - 6.8%
2006	6.1%	5.4% - 6.7%
2007	6.9%	6.2% - 7.6%
2008	6.4%	5.8% - 7.0%
2009	6.4%	5.8% - 6.9%
2010	7.0%	6.4% - 7.6%
2011	7.3%	6.8% - 7.8%
2012	6.4%	5.9% - 6.8%
2013	7.2%	6.7% - 7.8%
2014	6.5%	6.0% - 6.9%
2015	6.9%	6.4% - 7.5%
2016	6.4%	5.9% - 6.9%
2017	6.7%	6.3% - 7.2%
2018	7.0%	6.4% - 7.7%

Source: NHIS

2018 data is through September 2018



Thus, to estimate potential demand for assisted living services we have applied the following personal care factors to the respective age groups:

PERSONAL CARE NEEDS	
Age Group	Percent
65-74	3.9%
75-84	8.3%
85+	20.9%

Source: CDC National Health Interview Survey United States 9/2018

Memory Care

In estimating potential demand for memory care, we have surveyed the *Prevalence of Dementia in the United States: The Aging, Demographics and Memory Study* published in October 2007 and performed by Plassman, et al. for Duke University Medical Center in which a nationally representative sample of individuals 71 and older from the *Health and Retirement Study* were evaluated for dementia via a comprehensive in-home examination. This is the first nationally representative population-based study of dementia in the United States. Based on the study the prevalence of Alzheimer's Dementia among those 71 and older was 9.7%; however, this statistic does not differentiate between the level of Alzheimer's Dementia, thus not all would be candidates for traditional memory care units. The most recent data we have found on prevalence of moderate and severe dementia is from a study released by the GAO in 1998, which found the following prevalence rates:

ALZHEIMER'S PREVALENCE RATES		
	Mild, Moderate & Severe	Moderate or Severe
65-74	1.63%	0.92%
75-84	6.45%	3.53%
85+	24.58%	14.54%

Source: GAO Alzheimer's Disease

Accordingly, we have only considered the statistics relevant to moderate or severe dementia to be eligible for occupancy in memory care units.

Income-Qualifications (Seniors Housing)

Based on the prevailing rates at the rental comparables, we have estimated a minimum monthly fee for the subject, multiplied by 12 months and assuming that the rental fee would account for 75% of all living expenses. We note it is inappropriate to use an average rent as we are estimating the actual demand for units in the subject's price range. Additionally, based on *The Independent Living Report*, the resident's monthly fee accounts for 59% to 88% of a residents spending in a given month. Therefore, the following annual minimum incomes (rounded) would be required:

ANNUAL INCOME THRESHOLD		
Level of Care	Minimum Monthly Rate	Income Threshold
Assisted Living	\$4,000	\$64,000
Memory Care	\$5,000	\$80,000

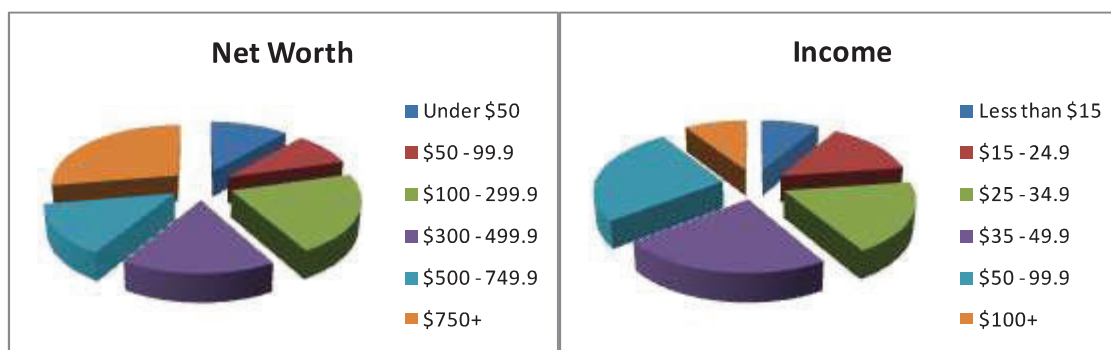
Nielsen household income demographics are compiled from census data, which generally defines income as receipts for the previous year. Consequently, we find that while household income is generally a good indicator of affordability for the subject's services, it does not necessarily correlate into a prospective resident's ability to pay for services. Moreover, in terms of affordability a prospective resident's net worth must be considered as assets are often spent down and home equity is tapped in order to meet housing and expense obligations. As provided within the *2008 Seniors Housing Statistical Handbook*, the following income vs. net worth characteristics reflect residents of independent, assisted and CCRC residents:

INCOME AND NET WORTH OF RESIDENTS					
		Overall	Independent Living*	Assisted Living	CCRC
Income					
In Thousands	Less than \$15	8.4%	8%	\$11.5 Lower Quartile	
	\$15 - 24.9	14.3%	13%	\$18.9 Median	\$21 Median for AL
	\$25 - 34.9	18.8%	16%		\$27.5 Median for SNF
	\$35 - 49.9	22.9%	17%	\$36.0 Upper Quartile	\$48.8 Median for IL
	\$50 - 99.9	26.4%	32%		
	\$100+	9.1%	14%		
Net Worth					
In Thousands	Under \$50	11.5%	9%		
	\$50 - 99.9	9.1%	9%	\$62 Lower Quartile	\$250 Median for SNF
	\$100 - 299.9	21.3%	18%	\$205 Median	\$281 Median for AL
	\$300 - 499.9	16.8%	15%		
	\$500 - 749.9	13.6%	15%	\$564 Upper Quartile	\$569 Median for IL
	\$750+	27.7%	33%		

Source: American Seniors Housing Association *The Independent Living Report, 2009*; *Inclusive of IL Entrance Fee residents

Assisted Living Federation of America, with AAHSA, ASHA, NCALC and NIC, *Overview of Assisted Living, 2009*.

American Association of Homes and Services for the Aging, with ASHA and NIC, *Continuing Care Retirement Communities: 2005 Profile*



The 2006 and 2009 Overview of Assisted Living indicated the following sources of primary payment:

PRIMARY PAYMENT SOURCE				
	2006	2009	2006	2009
	AL/MC		IL/AL	
Self	57.9%	63.5%	66.3%	82.6%
Family	30.9%	14.7%	14.7%	7.0%
Insurance	4.7%	7.1%	3.3%	3.5%
Medicaid	2.6%	12.2%	13.6%	5.8%
SSI	1.3%	1.9%	2.2%	1.2%
VA	2.6%	0.0%	0.0%	0.0%
Unknown	0.0%	0.6%	0.0%	0.0%
Source: 2006 and 2009 Overview of Assisted Living				

As seen in the foregoing, residents are not typically responsible for their entire fee within senior housing communities. Further, if we view typical incomes of residents with current average fees, it is apparent that a resident's income is not the primary source of funds:

INCOME TO CHARGE COMPARISON					
	Average Monthly Rate [^]	Annual Income Threshold [*]	Median Income of Resident ^{**}	\$ Surplus/ Shortfall	% Shortfall/ Surplus
Independent Living	\$3,216	\$51,456	\$40,500	\$9,409	18.29%
Assisted Living	\$4,914	\$78,624	\$19,425	\$-53,731	-68.34%

[^]NIC MAP Q1 2021 2021

^{*}Average Monthly Rate/75%*12

^{**}The Benefits of Independent Living Communities, 2003 & Overview of Assisted Living, 2009 both trended to current dollars.

Therefore, while our analysis will focus on the income-qualified senior, we must recognize that for private pay communities, adult children and long-term care insurance policies are often covering a senior who has lower than required annual income and resources. Moreover, residents are also likely to spend down their assets in order to use care, particularly for higher levels of care (assisted living and memory care). Because household income statistics provided by Nielsen only include money receipts (pension income, social security income, etc.) for a given year, they do not include the following sources that could also fund residency:

- ☐ Stocks, bonds and other liquid assets
- ☐ Assistance from family
- ☐ Home equity
- ☐ Medicaid Waivers

Consequently, we have adjusted our income-qualifications below that of the income threshold calculated previously to account for these additional sources of income. We have viewed those residents indicating \$35,000 and up for assisted living and \$50,000 and up for memory care. We note that the difference between the required minimal income and the concluded income qualification used reflects spending down of assets associated with a resident's net worth, assistance from adult children and other sources including long-term care insurance.

Finally, based on the foregoing, we have calculated the potential demand for seniors housing as shown:

DEMAND INDICATIONS		
Assisted Living		
	PMA	
	2020	2025
75+ Population	19,631	22,856
Nursing Home Population	691	712
Adjusted 75+ Population^	18,940	22,144
75+ Households	12,040	13,833
Annual Minimum Income Threshold	\$64,000	
Median Owner-Occupied House Value	\$211,711	\$233,319
Income Qualification:	\$35,000 and up	
Age and Income Qualified Households		
75-84	4,025	5,015
85+	1,045	1,150
Personal Care Factor by Age		
75-84	8.30%	8.30%
85+	20.90%	20.90%
Households Meeting Income and Acuity	552	657
Household/Population Factor*	1.57	1.60
Nielsen Factor	1.18	1.18
Potential Assisted Living Demand	1,030	1,245
*Adjusted Population/Households		
^General Population less Nursing Home Population		
Source: Nielsen GAO, CDC, HealthTrust		

Penetration Analysis

For the purpose of this analysis, the market penetration rate is measured as the number of residents from the PMA living in seniors housing communities divided by the total number of age/income/need qualified households. It can be expressed as:

$$[\text{Market Occupancy} \times \text{Supply} \times \text{Ratio from the PMA}] / \text{Income-Qualified Demand}$$

The market penetration rate is viewed as a comparison of supply and demand relative to a snapshot in time for both the current year and projected year based on information available as of the date of the inspection. Based on the PMA average occupancy level, we find that the market is currently demonstrating the following penetration level:

PENETRATION ANALYSIS		
Assisted Living		
	PMA	
	2020	2025
Total Supply	850	944
Market Occupancy	81%	90%
Total Potential Demand	1,030	1,245
Penetration Rate	67.00%	68.22%
Source: HealthTrust		

Penetration rates are indices that represent the relationship between supply and demand, which allow for meaningful comparison to the broader market. Unlike other real estate asset classes, penetration rates are not to be analyzed on the basis of their absolute value, but rather used for their relative values when compared to the larger market. More clearly, due to the imperfect nature of the available data, resulting penetration rates can sometimes lead to indications that could be construed as being misleading. For example, a penetration rate in excess of 100% is not necessarily indicative of a saturated market, but only to the extent of how it relates to other market derived penetration rates using identical methodology. In doing hundreds of appraisals and market studies annually of senior housing properties, we have found the following significant trends and conclusions:

- ❑ Markets with high penetration rates have better-educated populations with regards to the seniors housing product type. Further, among the 100 MSAs, there is a positive correlation between penetration rates and occupancy levels. Conversely, as penetration rates increase, average rents decrease, indicative of a competitive market.
- ❑ Based on our analysis of the 100 largest MSAs, we find a significant variance in assisted living and memory care penetration rates for the largest 31 MSAs relative to that of the smaller MSAs (32-100). Generally, the latter indicates on average, 25% to 35% higher penetration rates, depending on age and income qualifications. Further, in our experience, we find this variance to be even more pronounced within tertiary markets. While, it's anecdotal, we attribute this to the following:
 - Greater in-migration from rural out bounding areas due to availability of healthcare resources.
 - Fewer living options available within the secondary markets relative to the larger, metropolitan markets.
 - Smaller sized markets allow for increased education and product awareness.
- ❑ Adult Children (45-64 age cohorts) play a primary role in the decision process for a prospective resident with regard to assisted living and even more so to memory care. Higher penetration rates among adult children reflect net-in migration for the particular service and result in increased penetration. This is not necessarily the case for independent living, where no correlation is found among adult children.
- ❑ Availability of State Assistance (Medicaid) is a driving demand force for senior housing properties. The utilization of such programs allows for increased access to residents who could otherwise not afford the product, thereby resulting in higher penetration rates. States with high utilization of State Assistance include North Carolina, Oregon and Washington.

Overall, while penetration rates provide a barometer for the makeup of a particular market, in analyzing any market, primary weight is placed on market occupancy levels, once adjusted for variances among the age and quality of assets available.

Market Categorization

In order to categorize the market, we have compared the subject's PMA against the 100 largest MSAs. To provide for industry benchmarks, we have used supply estimates from Q1 2021 NIC MAP and applied our

HEALTHTRUST

PROPOSED ASSISTED LIVING

supply and demand methodology previously described. Please note that the NIC MAP indications are based exclusively on the specific level of care. The subject's PMA relative to the broader market is as follows:

ASSISTED LIVING						
	Top 140 MSA Benchmark			MSA	Subject PMA	
	Median	Lower Quartile	Upper Quartile	Tampa, FL	2020	2025
Average Occupancy	77.20%	73.48%	80.33%	80.60%	81.16%	90.00%
Average Monthly Rent	\$4,914	\$4,574	\$5,406	\$4,126	N/A	N/A
Median House Value	\$233,957	\$185,053	\$294,406	\$226,380	\$211,711	\$233,319
Adult Child Prevalence	3.05%	2.21%	4.45%	5.49%	5.80%	5.89%
AL Percentage	72.44%	68.76%	76.71%	73.43%	75.29%	77.19%
<u>Penetration Rates</u>						
\$35,000 and up	39.6%	29.9%	48.7%	51.0%	67.0%	68.2%

MEMORY CARE						
	Top 140 MSA Benchmark			MSA	Subject PMA	
	Median	Lower Quartile	Upper Quartile	Tampa, FL	2020	2025
Average Occupancy	75.80%	72.48%	81.60%	79.10%	72.31%	90.00%
Average Monthly Rent	\$6,310	\$5,791	\$7,097	\$5,347	N/A	N/A
Median House Value	\$233,957	\$185,053	\$294,406	\$226,380	\$211,711	\$233,319
Adult Child Prevalence	1.12%	0.91%	1.54%	1.95%	1.70%	1.74%
MC Percentage	27.56%	23.29%	31.24%	26.57%	24.71%	22.81%
<u>Penetration Rates</u>						
\$50,000 and up	38.2%	30.8%	50.3%	51.4%	55.4%	55.2%

Conclusions

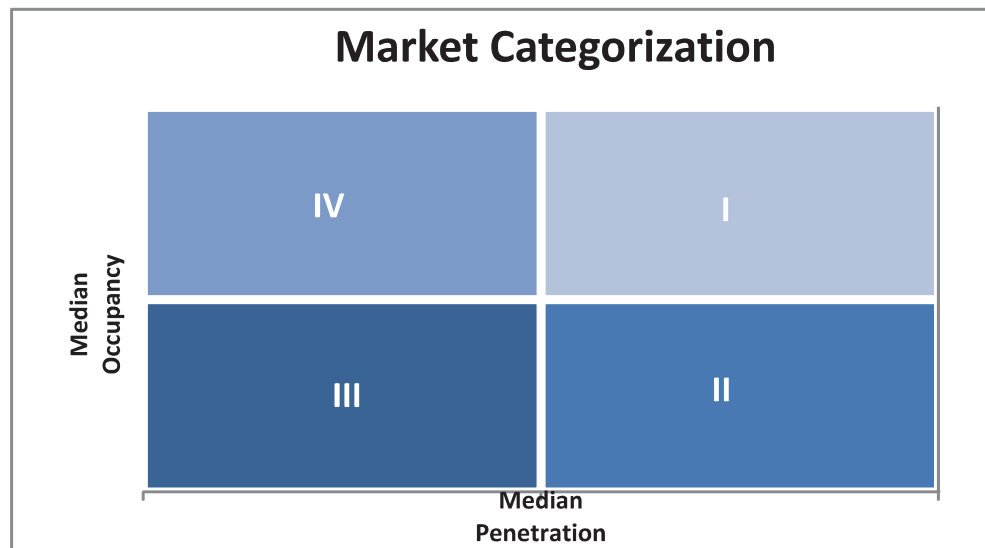
Based on its estimated stabilized occupancy level, we find the market's AL penetration rate is above the median and the memory care penetration rate is above the median of the 100 MSAs.

Our observations of hundreds of markets annually resulted in the following general interpretation of market indicators:

MARKET ANALYSIS INTERPRETATION			
Category	Occupancy	Penetration	Market Conclusion
I	PMA > NIC MAP Median	& PMA > Median	PMA has positive rate growth and absorption. May have net in-migration and/or prevalence of state assistance. Experienced and highly competitive market with potential of moving into II or IV depending on demographic growth and/or proposed supply.
II	PMA < NIC MAP Median	& PMA > Median	PMA is overbuilt, low/negative rate growth and low/negative absorption. Market may be skewed by dated, uncompetitive communities.
III	PMA < NIC MAP Median	& PMA < Median	PMA's consumers are not fully accepting or are inexperienced with seniors

			housing and/or market has net out-migration
IV	PMA > NIC MAP Median	& PMA < Median	PMA has significant potential and is under-served with high rate growth and occupancy, indicating unmet demand.

Source: HealthTrust



The subject's PMA is best characterized today as a Type I market for AL and Type II for MC. A Type I market is well educated about seniors housing and often has strong in-migration. A Type II market typically suggests oversupply with occupancy below the median of the top 140 MSAs and penetration above the median. The MC market within the PMA has been affected more by the pandemic than the AL in terms of occupancy.

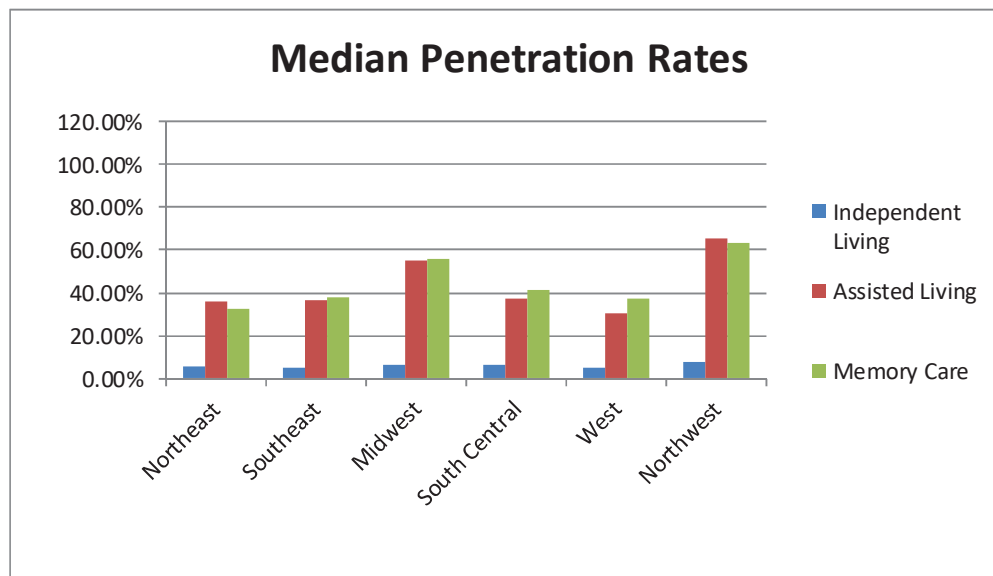
Over the next five years, population and housing values are expected to grow, and the adult child prevalence rate is expected to remain above the median of the top 140 MSAs. Given that and the lack of new competition planned/under construction in the PMA, we anticipate the MC market will eventually shift to a Type I as occupancies increase. We expect the AL market to remain a Type I market.

We also note that the PMA has a high prevalence of in-migration and state assistance. While this model is not an indicator of outright feasibility for the subject, this does suggest that at present, and over the next five years, the market risk will not increase significantly enough to offset demand and that were the subject introduced during this period, it would not cause a significant change in the current balance between supply and demand. Therefore, our review of the local market indicates that there is positive demand for seniors housing properties to support development of the subject.

Capture Analysis

By using market derived penetration rates, we are able to capture the prevailing demand that will be the users of the subject's services, recognizing that there will be prospective residents that choose to stay home, use home health services, or move-in with family members. Regionally, capture rates vary as shown:

PENETRATION RATES BY REGION						
	Northeast	Southeast	Midwest	South Central	West	Northwest
Independent Living						
Markets	27	35	19	13	23	4
Minimum	1.38%	2.17%	2.16%	1.58%	1.83%	5.71%
Maximum	32.03%	38.37%	10.66%	9.61%	8.30%	10.77%
Median	5.56%	4.94%	6.70%	6.42%	4.78%	7.55%
Lower Quartile	4.15%	4.11%	5.10%	5.45%	2.50%	7.03%
Upper Quartile	7.07%	6.56%	7.95%	7.42%	5.60%	8.41%
Average	6.57%	6.41%	6.61%	5.93%	4.48%	7.89%
Assisted Living						
Markets	27	37	23	14	27	4
Minimum	22.31%	20.38%	17.28%	7.93%	14.20%	52.74%
Maximum	64.64%	331.63%	96.46%	68.32%	47.39%	72.02%
Median	35.64%	36.37%	55.25%	37.28%	30.60%	65.53%
Lower Quartile	30.99%	30.39%	44.14%	27.14%	24.00%	57.55%
Upper Quartile	49.95%	43.70%	66.15%	43.29%	41.01%	71.94%
Average	41.04%	45.09%	55.26%	35.25%	31.87%	63.95%
Memory Care						
Markets	18	29	18	9	13	2
Minimum	16.45%	12.68%	35.11%	21.53%	18.02%	60.84%
Maximum	63.77%	357.51%	105.18%	53.90%	53.01%	65.33%
Median	32.17%	37.67%	55.73%	41.33%	37.03%	63.09%
Lower Quartile	27.31%	28.86%	45.00%	30.68%	22.57%	61.96%
Upper Quartile	42.49%	51.69%	66.93%	50.95%	43.42%	64.21%
Average	34.74%	48.57%	59.42%	40.00%	35.42%	63.09%



Source: HealthTrust, NIC MAP® Data Service, Claritas

Because our methodology is prescribed equally to both the subject's market as well as the broader markets, allowing for reliable and valid comparisons. Thus, using the various penetration rate indications, we have reconciled to a capture rate for the market, whereby we have forecasted the appropriate level of demand for the subject's market, as seen in the following chart:

MARKET CAPTURE ANALYSIS - PMA				
	Assisted Living		Memory Care	
	2020	2025	2020	2025
Penetration Rates				
MAP 140 Quartile Range	29.87% - 48.7%	---	30.82% - 50.3%	---
MAP 140 Median	39.6%	---	38.2%	---
MAP 31	35.4%	---	34.8%	---
MAP 32-100	43.7%	---	43.9%	---
Southeast	36.4%	---	37.7%	---
MSA	51.0%	---	51.4%	---
PMA	67.0%	68.2%	55.4%	55.2%
Reconciled HT Market Capture	73.7%	73.7%	60.9%	60.9%
Potential Demand	1,030	1,245	364	455
Total Demand*	759	918	222	277
Occupied Supply	690	850	202	251
Net Excess/(Deficit) Demand	69	68	20	26
*Reconciled Capture Rate x Potential Demand				

Overall, the subject's PMA is experiencing a high prevalence in state assistance and net in-migration. As a result, market capture is higher than the MAP 140 median. Further, we note that overall penetration has dropped in the Tampa Metro Area by 7-8% from 4Q 2019 until the present 1Q 2021 period. Although there may be some initial hesitancy, we fully expect the market to rebound, particularly in a strong adult child market such as the PMA.

Therefore, we project that the capture rate will increase approximately 10% with the positive demographic growth, net in-migration the Tampa area will continue to receive and a rebound to previous penetration rates due to pent-up demand. Based on our reconciled market capture rate, the PMA suggests current unsatisfied demand of 69 units for AL and 20 units for MC as of the date of this report. Additionally, the market is able to support the proposed subject as well as the community currently proposed as there is projected excess demand in the future with the inclusion of these projects.

Demand Conclusions

While this model is not an indicator of outright feasibility for the subject, this does suggest that over the next five years, the market risk will not increase significantly enough to offset demand and that were the subject introduced during this period, it would not cause a significant change in the current balance between supply and demand. Considering the market's current occupancy level, projected demographic growth and our supply and demand model, the local market indicates that there is positive demand for seniors housing properties to support development of the subject's proposed AL units.

Conclusions

Currently, the market is undersupplied for AL and MC. We note that AL demand is stronger than MC demand. Overall, we find that over the next five years, there is adequate support for the development of the subject and the other property currently proposed.

The report will be used to provide a third-party opinion of the market demand of the subject. The sources of information and the bases of our estimate, are stated in the throughout this letter.

This report, the final estimates of value and the prospective financial analyses are intended solely for your information and assistance for the function stated above, and should not be relied upon for any other purpose. Neither our report nor any of its contents nor any reference to the appraisers or our firm, may be included or quoted in any document, offering circular or registration statement, prospectus, sales brochure, other appraisal, loan or other agreement without HealthTrust's prior written approval of the form and context in which it will appear.

Respectfully submitted,

HealthTrust

HealthTrust



Certification

I certify that, to the best of my knowledge and belief:

The statements of fact contained in the accompanying report are to the best of our knowledge true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute and in conformity with the current Edition of the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Dale C. Silverwood did not inspect the subject but reviewed this report. Taylor McKenzie assisted in research and preparation for this report. No one, other than those so named in the certification pages herein, provided assistance to the undersigned with preparation of this report.

Dale C. Silverwood has not provided services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years immediately preceding acceptance of this assignment.

The subject of this appraisal, Proposed Assisted Living, is located at 8418 North Hubert Avenue, Tampa, Florida 33614.

As of the date of this report, Dale C. Silverwood, has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.


x _____

Dale C. Silverwood
Certified General Appraiser RZ3771 (FL)
6801 Energy Court, Suite 200
Sarasota, FL 34240
(941) 363-7509
chris.silverwood@healthtrust.com

Standard Conditions

This study is subject to standard conditions, permitted and/or limited usage, and terms of engagement, which are outlined as follows:

Our analyses are performed, and written reports are prepared in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and with the Appraisal Institute's Standards of Professional Appraisal Practice and Code of Professional Ethics.

The study covering the subject is limited to surface rights only and does not include any inherent subsurface or mineral rights. Income tax considerations have not been included or valued unless so specified in the Market Study. We make no representations as to the impact that may be attributed to such considerations.

The legal description used in this report is assumed to be correct and we have made no survey of the property. We assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable.

No opinion is rendered as to property title, which is assumed to be good and marketable. Unless otherwise stated, no consideration is given to liens or encumbrances against the property. Sketches, maps, photos, or other graphic aids included in market study reports are intended to assist the reader in ready identification and visualization of the property, and are not intended for technical purposes.

It is assumed that legal, engineering, or other professional advice, as may be required, has been or will be obtained from professional sources and that the market study will not be used for guidance in legal or technical matters such as, but not limited to, the existence of encroachments, easements or other discrepancies affecting the legal description of the property. It is assumed that there are no concealed or dubious conditions of the subsoil or subsurface waters including water table and flood plain, unless otherwise noted. We further assume there are no regulations of any government entity to control or restrict the use of the property unless specifically referred to in the report. It is assumed that the property will not operate in violation of any applicable government regulations, codes, ordinances or statutes.

This report is not intended to be an engineering report. We are not qualified as structural or environmental engineers; therefore, we are not qualified to judge the structural or environmental integrity of the improvements, if any. Consequently, no warranty or representations are made nor any liability assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including the construction materials, particularly the roof, foundations, and equipment, including the HVAC systems, if applicable. Should there be any question concerning same, it is strongly recommended that an engineering, construction and/or environmental inspection be obtained. The value estimate(s) stated in this Market Study, unless noted otherwise, is predicated on the assumptions that all improvements, equipment and building services, if any, are structurally sound and suffer no concealed or latent defects or inadequacies other than those noted in the market study. We will call to your attention any apparent defects or material adverse conditions which come to our attention.

In the absence of competent technical advice to the contrary, it is assumed that the property being analyzed is not adversely affected by concealed or unapparent hazards such as, but not limited to asbestos, hazardous or contaminated substances, toxic waste or radioactivity.

Information furnished by others is presumed to be reliable, and where so specified in the report, has been verified; but no responsibility, whether legal or otherwise, is assumed for its accuracy, and it cannot be guaranteed as being certain. No single item of information was completely relied upon to the exclusion of other information.

Our study may contain estimates of future financial performance, estimates or opinions that represent the appraiser's view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, that events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analyses will vary from those described in our report, and the variations may be material.

Any proposed construction of rehabilitation referred to in the report is assumed to be completed within a reasonable time and in a workmanlike manner according to or exceeding currently accepted standards of design and methods of construction.

Any inaccessible portions of the subject property or improvements not inspected are assumed to be as reported or similar to the areas that are inspected.

It should be specifically noted by any prospective mortgagee that the market study assumes that the property will be competently managed, leased, and maintained by financially sound owners over the expected period of ownership. This engagement does not entail an evaluation of management's or owner's effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property.

The report, the final conclusions and estimates of future financial performance included therein, are intended for the information of the person or persons to whom they are addressed, solely for the purposes stated therein, and should not be relied upon for any other purpose. The addressee shall not distribute the report to third parties without prior permission of HealthTrust. Before such permission shall be provided, the third party shall agree to hold HealthTrust harmless relative to their use of the report. Neither our report, nor its contents, nor any reference to the appraisers or HealthTrust, may be included or quoted in any offering circular or registration statement, prospectus, sales brochure, other appraisal, loan or other agreement or document without our prior written permission. Permission will be granted only upon meeting certain conditions. Generally, HealthTrust will not agree to the use of its name as a "named expert" within the meaning of the Securities Act of 1933 and the Securities Act of 1934.

The analysis applies only to the property described and for the purpose so stated and should not be used for any other purpose. Possession of the report, or copy thereof, does not carry with it the right of publication. Any allocation of total price between land and the improvements as shown is invalidated if used separately or in conjunction with any other report.

Neither the report nor any portions thereof (especially any conclusions, the identity of the appraisers or HealthTrust, or any reference to the Appraisal Institute or other recognized appraisal organization or the designations they confer) shall be disseminated to the public through public relations

Media, news media, advertising media, sales media or any other public means of communication without the prior written consent and approval of the appraisers and HealthTrust. The date(s) of the analysis to which the conclusions apply is set forth in the letter of transmittal and within the body of the report. Any references to value are based on the purchasing power of the United States dollar as of that date.

Acceptance of and/or use of this report constitutes acceptance of all Standard Conditions.

Assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent service related to a market study assignment (e.g., testimony, updates, conferences, reprint or copy service) is contemplated, special arrangements acceptable to HealthTrust must be made in advance.

Unless otherwise stated, no effort has been made to determine the possible effect, if any, on the subject property of energy shortage or future federal, state or local legislation, including any environmental or ecological matters or interpretations thereof.

We take no responsibility for any events, conditions or circumstances affecting the subject property or its value, that take place subsequent to either the effective date cited in the market study or the date of our field inspection, whichever occurs first.

This engagement may be terminated whether by client or HealthTrust at any time upon written notice to that effect to the other parties, it being understood that, unless HealthTrust shall unilaterally terminate the engagement without the client's consent and without reasonable cause, the provisions related to the payment of fees and expenses through the date of termination will survive any termination, and it being further understood that the indemnification and hold harmless provisions shall survive any termination thereof, whether or not such termination is unilateral.

For more information on the NIC MAP® Data Service, please visit www.NIC.org/NIC-map or call 410-267-0504.

Hypothetical Conditions

None noted.

Extraordinary Assumptions

Although this analysis is not contingent upon any particular management, it does presume that the subject's management is competent and experienced with operations of an Assisted Living Residence.

Please note that the use of these extraordinary assumptions and hypothetical conditions might affect our assignment results.

Prepared by and return to:
American Closing Svcs LLC (ACS)
8220 Hanley Road
Tampa, FL 33634
FILE # AC19-1562

WARRANTY DEED

THIS WARRANTY DEED made the 16 day of January, 2020 by:
Dave Nguyen, a married man, as to his non-homestead property
Whose address is: 12006 Waterside Court Tampa, FL 33612
Herein called the grantors, to:

Mercedes Corrales
Whose address is: 6613 N. Coolidge Avenue Tampa, FL 33614
Herein called the grantees

WITNESSETH: that the grantors, for an in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, here by grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Hillsborough County, Florida, to wit:

SEE EXHIBIT "A"

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019 zoning restrictions imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; utility easement of record, and any easements, restrictions, reservations of record.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Melissa Davila
Witness Melissa Davila

Dave Nguyen
Dave Nguyen

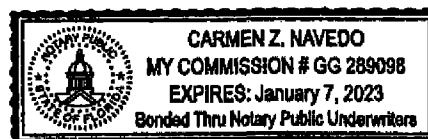
Carmen Z. Navedo
Witness Carmen Z. Navedo

State of Florida

County of Hillsborough

The foregoing instruments were acknowledged before me this 16 day of January, 2020 by **Dave Nguyen**, personally known to me or have produced a driver's license as identification and did/did not take an oath.

Carmen Z. Navedo
Notary Public State of Florida



LEGAL DESCRIPTION EXHIBIT "A"

Parcel 1:

Lot 10, Block 1, Arthur Estates, according to the map or plat thereof as recorded in Plat Book 31 Page 52 of the Public Records of Hillsborough County, Florida.

Acct No. A0241840000

8420 Hubert Street Tampa, FL 33614

AND

Parcel 2:

Lot 11, Block 1, Arthur Estates, according to the map or plat thereof as recorded in Plat Book 31 Page 52 of the Public Records of Hillsborough County, Florida.

Acct No. A0241860000

8418 Hubert Street Tampa, FL 33614

Prepared By:
Horlando Arteaga

After Recording Return To:
Mercedes Corrales Figueredo
6613 N Coolidge Ave
Tampa, Florida 33614

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on March 13, 2019 THE GRANTOR(S),

- EBH Properties LLC, Horlando Arteaga, Owner,

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Mercedes Corrales Figueredo, a single person, residing at 6613 N Coolidge Ave, Tampa, Hillsborough County, Florida 33614

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Hillsborough, state of FLORIDA to wit:

Tampa, Florida

Legal Description:

Arthur Estates Lot 9 Block 1 Plat BK /PG :31/52 SEC -TWP-RGE; 21-28-18

To have and to hold the same together with all and singular the appurtenances thereunto belonging

or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Tax Parcel Number: 0241830000

Mail Tax Statements To:
Mercedes Corrales Figueredo
6613 N Coolidge Ave
Tampa, Florida 33614

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3/13/2019

Horlando Arteaga

Horlando Arteaga, Owner, on behalf of EBH Properties LLC

In Witness Whereof,

David Magallon
Witness

David Magallon

Michael Dye
Witness

Michael Dye

STATE OF FLORIDA, COUNTY OF POLK, ss:

The foregoing instrument was acknowledged before me this 13 day of
March, 2019 by Horlando Arteaga, Owner, on behalf of EBH Properties
LLC, who are personally known to me or who have produced
DL # as identification.



David Magallon
Signature of person taking acknowledgment

Name typed, printed, or stamped

Title or rank

Serial number (if applicable)



SPECIAL USE (GENERAL)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

*You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.*

Property Information

Address: 8420 & 8418 N. Hubert Ave. & City/State/Zip: Tampa, FL, 33614 TWN-RN-SEC: 21-28-18
Folio 24183.0000 without address
Folio(s): 24186.0000, 24184.0000, and Zoning: RMC-12 & Future Land Use: R12 Property Size: 1.462 acres
24183.0000 RSC-6

Property Owner Information

Name: Mercedes Corrales Daytime Phone: 813-585-7672 (Ana Hernandez)
Address: 6613 N. Coolidge Ave. City/State/Zip: Tampa, FL 33614
Email: Corralesana1975@gmail.com FAX Number: _____

Applicant Information

Name: David Mechanik Daytime Phone: 813-276-1920
Address: 305 South Boulevard City/State/Zip: Tampa, FL 33606
Email: dmm@floridalandlaw.com FAX Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City / State/Zip: _____
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

David M. Mechanik
Signature of Applicant

David Mechanik
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Mercedes C.
Signature of Property Owner

Mercedes Corrales
Type or Print Name

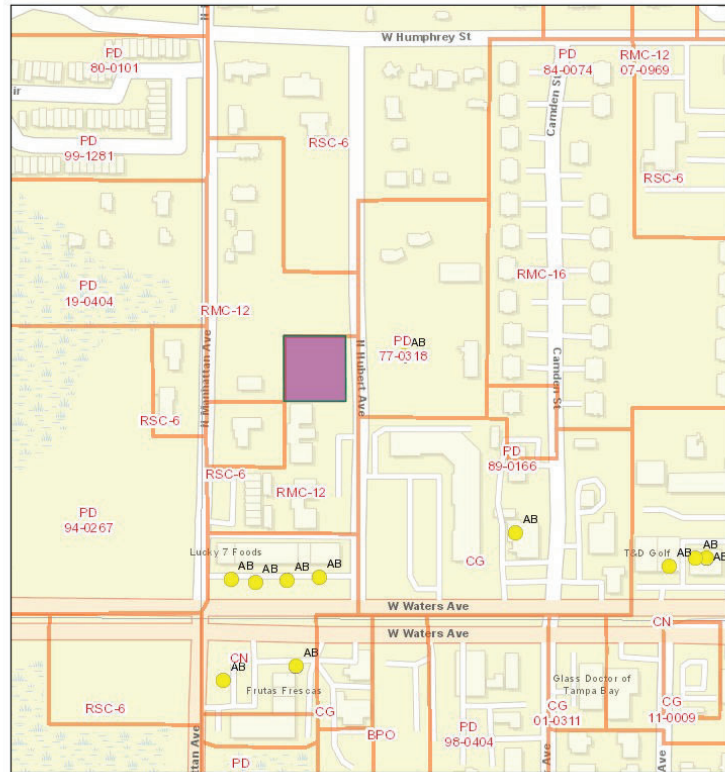
Intake Staff Signature: Clare Odell Office Use Only Intake Date: 06/24/2021
Case Number: 21-01001 Public Hearing Date: 09/20/2021 Receipt Number: 57620
Type of Application: Special Use- General

Development Services, 601 E Kennedy Blvd. 19th Floor

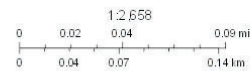


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 24186.0000



June 24, 2021



Hillsborough County Florida

Folio: 24186.0000
PIN: U-21-28-18-14L-000001-00011.0

MERCEDES CORRALES

Mailing Address:

6613 N COOLIDGE AVE
TAMPA, FL 33614-3824

Site Address:

8418 N HUBERT AVE
TAMPA, FL 33614
SEC-TWN-RNG: 21-28-18

Acreage: 0.49258399

Market Value: \$81,061.00

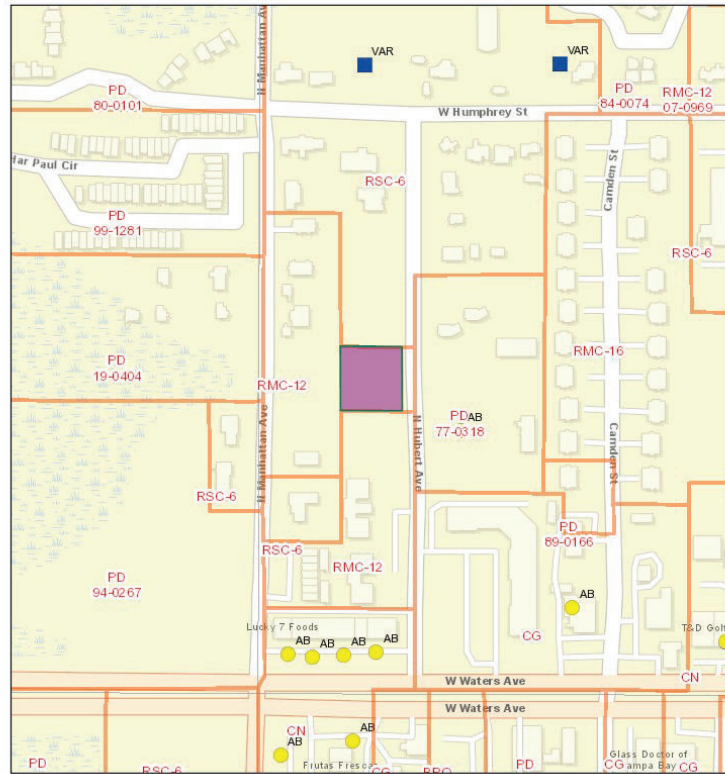
Landuse Code: 0000 VACANT RESIDENT

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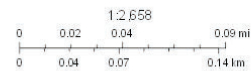
1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

Folio: 24184.0000

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RMC-12
Description	Residential - Multi-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0194H
FIRM Panel	12057C0194H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120195D
County Wide Planning Area	Egypt Lake
Census Data	Tract: 011803 Block: 5005
Future Landuse	R-12
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO



June 24, 2021



Hillsborough County, Florida

Landuse Code: 0000 VACANT RESIDENT

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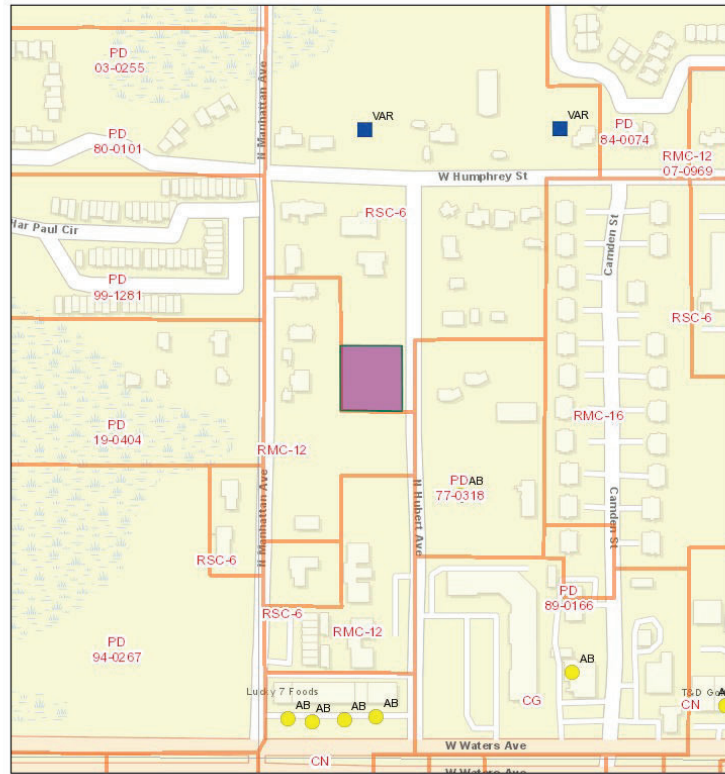
Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 24183.0000



June 24, 2021

Hillsborough County Florida

Folio: 24183.0000
PIN: U-21-28-18-14L-000001-00009.0
MERCEDES CORRALES FIGUEREDO

Mailing Address:

6613 N COOLIDGE AVE
TAMPA, FL 33614-3824

Site Address:

0
TAMPA, FL 33614
SEC-TWN-RNG: 21-28-18
Acreage: 0.488383

Market Value: \$81,061.00

Landuse Code: 0000 VACANT RESIDENT

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Or

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