

# SPRINGTREE REHABILITATION & HEALTH CARE CENTER

Report ID: CCN 105686  
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## § 1 Facility Identity

|                |                                                |
|----------------|------------------------------------------------|
| Facility       | SPRINGTREE REHABILITATION & HEALTH CARE CENTER |
| CCN            | 105686                                         |
| Location       | 4251 SPRINGTREE DRIVE, SUNRISE, FL, 33351      |
| Ownership type | For profit - Limited Liability company         |
| Certified beds | 110                                            |

## § 2 CMS Federal Record

|                                            |                                      |
|--------------------------------------------|--------------------------------------|
| Civil money penalties on file              | \$0                                  |
| Deficiency citations — current cycle       | 7 (up from 0 in the prior 24 months) |
| Deficiency citations — prior 24 months     | 0                                    |
| Immediate Jeopardy — current cycle         | 0                                    |
| Actual-harm (G+) citations — current cycle | 0                                    |
| Special Focus Facility status              | Not listed                           |
| Abuse icon                                 | No                                   |

## § 3 Federal Penalties in Context

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| This facility — penalties on file | \$0                                                   |
| FL state average                  | \$26,765 (this facility is 0.0× the FL average)       |
| National average                  | \$31,239 (this facility is 0.0× the national average) |

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

## § 4 Current-Cycle Deficiencies

The current survey cycle records the following 7 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

| F-TAG | FINDING (CMS)                                                                                                                                                                                                                                           | SCOPE/SEV. | SOURCE          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F584  | Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.                                                                               | E          | Standard survey |
| F812  | Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.                                                                                                  | E          | Standard survey |
| F880  | Provide and implement an infection prevention and control program.                                                                                                                                                                                      | E          | Standard survey |
| F684  | Provide appropriate treatment and care according to orders, resident's preferences and goals.                                                                                                                                                           | D          | Standard survey |
| F697  | Provide safe, appropriate pain management for a resident who requires such services.                                                                                                                                                                    | D          | Standard survey |
| F761  | Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs. | D          | Standard survey |
| F805  | Ensure each resident receives and the facility provides food prepared in a form designed to meet individual needs.                                                                                                                                      | D          | Standard survey |

## § 5 Ownership & Chain Context

|                                       |                                                                                                            |
|---------------------------------------|------------------------------------------------------------------------------------------------------------|
| Ownership record                      | Chain: MILLENNIUM HEALTH SYSTEMS (4 facilities); Owner on file: 2012 LIPSCHUTZ FAMILY TRUST (organization) |
| Ownership chain                       | MILLENNIUM HEALTH SYSTEMS (4 facilities)                                                                   |
| Penalties vs chain average            | \$0 vs \$8,395 (0.0× the chain average)                                                                    |
| Current deficiencies vs chain average | 7 vs 7.5 (0.9× the chain average)                                                                          |

## § 6 CMS Care Compare Star Ratings

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|                       |                                    |
|-----------------------|------------------------------------|
| Overall               | 5 / 5 (state avg 3.3 · US avg 3)   |
| Health inspection     | 3 / 5 (state avg 2.8 · US avg 2.8) |
| Staffing              | 5 / 5 (state avg 3.3 · US avg 2.9) |
| Quality measures (QM) | 5 / 5 (state avg 4.2 · US avg 3.7) |

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## § 7 Record Provenance

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|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| CMS data as of           | Jun 2026                                                                                                                                          |
| Independent verification | <a href="https://www.medicare.gov/care-compare/details/nursing-home/105686">https://www.medicare.gov/care-compare/details/nursing-home/105686</a> |
| Snapshot SHA-256         | c65c9d04084600a6990d33a7e7de544c22e4b1806fefc92cae3cfbac9442970d                                                                                  |
| Methodology & version    | v1.0 — <a href="https://www.caregiverhelpnow.com/methodology">https://www.caregiverhelpnow.com/methodology</a>                                    |

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## § 8 For Your Attorney

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1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
  2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 105686.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash c65c9d040846.
  4. Deficiency F-tags cited above are searchable in CMS QCOR ([qcor.cms.gov](https://qcor.cms.gov)).
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This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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