

GARDEN VIEW HEALTH AND REHABILITATION CENTER

Report ID: CCN 106075
Generated: 2026-07-23T19:23:35.050Z

§ 1 Facility Identity

Facility	GARDEN VIEW HEALTH AND REHABILITATION CENTER
CCN	106075
Location	2180 10TH AVENUE, VERO BEACH, FL, 32960
Ownership type	For profit - Corporation
Certified beds	72

§ 2 CMS Federal Record

Civil money penalties on file	\$60,225
Deficiency citations — current cycle	13 (550% vs prior 24 months (2))
Deficiency citations — prior 24 months	2
Immediate Jeopardy — current cycle	2
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	\$60,225
FL state average	\$26,765 (this facility is 2.3× the FL average)
National average	\$31,239 (this facility is 1.9× 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 13 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
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	J · Immediate Jeopardy	Standard survey
F805	Ensure each resident receives and the facility provides food prepared in a form designed to meet individual needs.	J · Immediate Jeopardy	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey
F880	Provide and implement an infection prevention and control program.	F	Standard survey
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Standard survey
F558	Reasonably accommodate the needs and preferences of each resident.	D	Standard survey
F565	Honor the resident's right to organize and participate in resident/family groups in the facility.	D	Standard survey
F605	Prevent the use of unnecessary psychotropic medications or use medications that may restrain a resident's ability to function.	D	Standard survey
F641	Ensure each resident receives an accurate assessment.	D	Standard survey
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	D	Standard survey
F688	Provide appropriate care for a resident to maintain and/or improve range of motion (ROM), limited ROM and/or mobility, unless a decline is for a medical reason.	D	Standard survey
F690	Provide appropriate care for residents who are continent or incontinent of bowel/bladder, appropriate catheter care, and appropriate care to prevent urinary tract infections.	D	Standard survey

F573	Let each resident or the resident's legal representative access or purchase copies of all the resident's records.	D	Complaint
------	---	---	-----------

§ 5 Ownership & Chain Context

Ownership record	Chain: SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities); Owner on file: ROJAS, EDWIN (individual)
Ownership chain	SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities)
Penalties vs chain average	\$60,225 vs \$38,505 (1.6× the chain average)
Current deficiencies vs chain average	13 vs 6.4 (2.0× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3.3 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	2 / 5 (state avg 3.3 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 4.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/106075
Snapshot SHA-256	197996984e8a925b3d4aa3a06566bf959b9891c5dd2f04c0602fb4462c63204b
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

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 106075.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 197996984e8a.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

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.

CareSentinel operates as an independent legal-advertising service, not a law firm, and does not recommend, endorse, or vouch for any attorney (ABA Model Rule 5.4). This document restates the public federal record only; it is not legal advice and forms no attorney-client relationship. Inspection findings are point-in-time CMS survey results, not a determination that any specific resident was harmed.