

# TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM – SeraVida Senior Living

## APPLICANT INFORMATION

- **Name of Individual/Entity/Organization:** SeraVida Senior Living, Inc.
  - **Proposal Title:** SeraVida Assisted Living Facility: Community-Rooted Senior Care in Franklin & Wakulla Counties
  - **Amount of Triumph Funds Requested:** \$3,000,000 – \$10,000,000
  - **Total Estimated Project Cost:** \$5,000,000 – \$12,000,000
  - **Brief Description of Individual/Entity/Organization:**  
SeraVida Senior Living is a 501(c)(3) nonprofit dedicated to providing high-quality, person-centered assisted living in rural Florida. Founded by a nurse with nearly 20 years of direct care experience, SeraVida's mission is to keep seniors and veterans in their communities while fostering independence, dignity, and joy. Our small, intentional homes will create jobs, provide workforce training, and deliver lasting economic and social benefits to Franklin and Wakulla Counties.
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## CONTACT INFORMATION

- **Primary Contact:** Sara Parsons
  - **Title:** Founder & Administrator
  - **Mailing Address:** 1981 Jonna Drive
  - **City / State / Zip Code:** Carrabelle, FL 32322
  - **Telephone Number:** 765-543-5709
  - **Email Address:** seravidaseniorliving@gmail.com
  - **Website:** "in development"
  - **Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program:**
    - Local physicians endorsement/ potentially joining the board
    - Franklin County VA (endorsement and collaboration)
    - Local educational institutions (potential workforce training partnerships)
    - Construction and facility management partners (TBD)
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# Executive Summary – SeraVida Senior Living

## Project Overview:

Franklin and Wakulla Counties currently have zero licensed assisted living facilities, requiring 100% of local seniors and veterans to relocate 40+ miles for care. According to the Bureau of Planning and Evaluation Florida Department of Elder Affairs, in Franklin County alone, veterans make up 62% of residents age 65-84. This means approximately 490 veterans with VA benefits in Franklin County are unable to access local care, highlighting a critical unmet need. **SeraVida proposes a 30–60 unit independent, assisted living and memory care community** to serve seniors and veterans locally, preserving their connection to family, community, and familiar surroundings. This project addresses both social and economic challenges, creating a sustainable, community-centered solution for rural Florida.

## Independent / Assisted Living

- Physical Therapy (PT) / Occupational Therapy (OT) coordination
- Assistance with activities of daily living (ADLs) such as bathing, dressing, grooming, and continence
- Medication reminders
- Management of medical equipment
- Nutrition and diet management
- Coordination with healthcare providers
- Assistance with transportation to appointments
- Respite Care

## Extended Congregate Care

- All Independent / Assisted Living
- Medication administration
- Transfer and ambulation safety
- Injections and tube feedings
- Licensed nursing care
- Memory Care

## Limited Mental Health

- All Independent / Assisted Living services
- Socialization support
- Medication management
- Safety monitoring

## Transformational Impact:

- **Social impact:** Prevents social displacement, preserves mental health, maintains friendships, minimizing cognitive decline through community activities, and reduces loneliness among seniors and veterans.
- **Job creation:** Generates **50–100 permanent, well paying, local jobs** in healthcare, janitorial, landscaping, dietary, administration, and support services such as PT/OT contractors.
- **Economic growth:** Stimulates the local economy by maintaining the local census, construction, vendor contracts, and increased household income; resulting in considerable and sustained local economic impact

- **Workforce development:** Offers training programs for allied health professionals and career pathways in elder care. Partnerships may be available for local high school or clinical internships.
- **Resident experience:** Provides enriched wellness, social, and recreational programs to promote autonomy, dignity, and joy. At SeraVida, we believe that moving into an assisted living community isn't about giving up—it's about gaining the support needed to keep living fully. Our 30–60 unit multi-licensed community will offer a full continuum of care—from independent living to assisted living and memory care—so residents can receive the right level of help right where they are. Whether that means a reminder for medications or a hand with bathing, dressing, grooming, or mobility, we're here to extend independence, not replace it. By helping residents age in place with dignity and connection, SeraVida not only improves quality of life and keeps families together in the place they call home.

#### Funding & Resources:

- **Triumph Gulf Coast Request:** \$3–10M for land acquisition, construction, equipment, and initial operations. This range is contingent on Franklin County's decision on use or destruction of the Elementary School in Carrabelle as a potential site for SeraVida. It is our preference to utilize an existing structure if one becomes available.
- **Other Sources:** Local fundraising campaigns, private donations, grants, and potential state/federal programs.
- **Community Support:** Endorsements from Franklin County VA, local physicians, community leaders, and residents have resulted in the creation of a preemptive **waiting list** for our proposed community.

#### Estimated Timeline:

Phase	Duration	Key Activities
Pre-Development	6–12 months	Site selection, permitting, design, staffing plan
Construction	12-18 months	Facility construction, equipment installation, regulatory approvals
Staffing & Training	6 months	Hiring, onboarding, workforce development programs
Grand Opening	Month 24	Residents move in; full operations commence

From the choices below, please check the box that describes the purpose of the proposed project or program (check all that apply):

- ☐ Ad valorem tax rate reduction within disproportionately affected counties;
- ☐ Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- ☒ Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- ☐ Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- ☐ Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students' technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor's and master's level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education, encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties;
- ☒ Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- ☐ Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh From Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

Please Select the Priorities this Proposal's Outcomes will Achieve

1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply):

- ☐ Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.

- ☐ Increase household income in the disproportionately affected counties above national average household income.
- ☐ Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.
- ☐ Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- ☐ Benefit the environment, in addition to the economy.
- ☐ Provide outcome measures.
- ☐ Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- ☐ Are recommended by the board of county commissioners of the county in which the project or program will be located.
- ☐ Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

## **PRIORITIES THIS PROPOSAL'S OUTCOMES WILL ACHIEVE**

**Select all that apply:**

- ☒ Generate maximum estimated economic benefits through construction, operations, and workforce development
- ☒ Increase household income in disproportionately affected counties (through wages, benefits, and veteran retention)
- ☒ Leverage key regional assets, including healthcare professionals, VA facilities, and educational institutions
- ☒ Partner with local governments (letters of support from Franklin County commissioners)
- ☒ Provide outcome measures (resident numbers, jobs created, economic impact, community engagement)