



## COMMUNITY SERVICE FOUNDATION, INC

*"Creating Community"*

Dylan Mayeux  
Sr. Real Estate Coordinator  
600 Cleveland Street, Suite 600  
Cleveland, FL 33755

February 12, 2024

Dear Mr. Mayeux:

This is to introduce the Community Service Foundation, Inc., (CSF) and to express an interest in acquiring the Lee Street Parcel number 10-29-15-72000-008-0060 in partnership with the City of Clearwater.

For CSF, a 501C-3 not-for-profit organization, Federal ID Number 59-0866939, "Creating Community" is more than words in a vision. To honor our mission, we dedicated resources to create the Team Veteran program, a community-wide effort to reduce homelessness for U.S. veterans and families. This is an extension of our Going Home initiative to reduce homelessness in Clearwater.

Legally established in 1957, the Community Service Foundation has been operating in Clearwater at its current address 925 Lakeview Road since 1998. Today, CSF is solvent and legally entitled to own/operate a business in Florida per the attached State of Florida Certificate.

We wish to honor the Foundation's mission by constructing an eco-friendly house on the Lee Street parcel that will be dedicated to a homeless U.S. veteran and family as part of the Team Veteran program.

The Foundation has previous experience with City of Clearwater to renovate a duplex at 1123 Tangerine Street in Clearwater, which also is dedicated to housing homeless U.S. veterans. The Foundation also led efforts to renovate Tieman Village at Woodlawn Street comprised of 3 multi-family properties and 1537 South Myrtle Street comprised of 3 rental units that now both house former homeless citizens. Beyond these properties, CSF currently owns and manages 68 properties in Pinellas County: 33 properties and 119 rental units dedicated to low-income residents in Clearwater. The Foundation has previous experience with contractor Pierre Cournoyer owner of Cournoyer Construction Company through the renovation of Tieman Village.

The Foundation has led efforts to unify the veteran community throughout Pinellas County with the Team Veteran program and received donated funds to build the house. The Foundation also will coordinate with organizations that serve unhoused U.S. veterans for tenant referral and volunteer days to build the house.

925 Lakeview Road · Clearwater, FL 33756-3420 · Phone: (727) 461-0618  
[ethiebe@csfhome.org](mailto:ethiebe@csfhome.org) · [www.csfhome.org](http://www.csfhome.org)





# COMMUNITY SERVICE FOUNDATION, INC

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## Part 1 Team Veteran Mission: Lee Street, Clearwater Project

To build a 750 square foot house, dedicated for an unhoused U.S. veteran and family and support the family with a reduced rent rate for 1 year. We will construct the house with Structall Building Systems' steel insulated panels to create an ecofriendly 2-bedroom, 1 bathroom home. (Please refer to the site plan and architect design.)

Team Veteran partner organizations include Horse Soldier Bourbon Whiskey; Clearwater Veterans Alliance; Bay Pines Community Veterans Engagement Board, the St. Vincent de Paul Cares Veterans Division, Pinellas County VFW and American Legion Posts and local businesses.

### Expenses

Contractor/ Development Costs  
Building Materials  
HVAC  
Plumber  
Project Donation  
Legacy Donor  
Business Community Donors

### TEAM VETERAN Donation

Cournoyer Construction Inc.  
Structall Building Systems  
Poulin Cooling Company  
My Florida Plumber LLC  
Gehrand Family Trust  
Source 1 Solutions Inc.  
Raymond James Valor  
Blue Brick Title Company  
Live Like a Pro  
Kam Roofing Systems  
Florida Coastal Insurance Agency

## Projected Volunteer Action Plan

April 2024

Step 1: Unload Building Materials Day- 6 volunteers  
Step 2: Install Wall Day-6 Volunteers  
Step 3: Install Roof Day- 6 Volunteers  
Step 4: Framing (skilled volunteer)

May 2024

Step 5: Painting Day- 8 Volunteers  
Step 6: Landscape Day- 6 Volunteers  
Step 7: Fence Build Day-8 Volunteers

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### Part 2 Team Veteran Mission: Rapid Re-Housing Project.

The resources of CSF and St. Vincent de Paul Cares are creating a coordinated impact to provide veterans enrolled in their SSVF (Supported Services for Veterans and Families) Program with shared/permanent housing. The SSVF Program assists very low-income Veteran families residing in or transitioning to permanent housing, while providing a range of supportive services that are designed to promote housing stability. This support bridges the gap from an immediate crisis-such as abuse or homelessness-into permanent housing. The project's goal is to offer a safe space in which veterans can process their trauma, work on the issues that led to their homelessness, and build a supportive network that will help them in the future.



4339 16<sup>th</sup> Ave S



2820 ½ 5<sup>th</sup> St S



2627 5<sup>th</sup> Ave S



2921 18<sup>th</sup> Ave S

CSF recently purchased single family homes in South St. Petersburg. These properties will be renovated and made available to St. Vincent de Paul Cares for use by homeless U.S. veterans needing housing.

The history of the Foundation and its current activities validate our commitment to the community and its compacity to fulfill obligations.

Our Foundation's 80-year history includes the following notable dates:

1. 1944, established by Willis T. Spivey of Philadelphia, Pennsylvania.
2. 1952, moved its base of operations to Pinellas County, Florida, and initiated community betterment programs that included the upgrading of housing, streets, water systems, recreation, food programs and childcare centers in low-income areas.
3. October 29, 1957, chartered as a 501-c3 organization, EIN number 59-0866939, remains in compliance with State Certifications and Sun Biz.
4. 1979, established a countrywide Central Housing Assistance Service to assist low to moderate income individuals and families in locating affordable rental units.
5. 1984, began providing its Affordable Rental Housing Program with the purchase of the first affordable rental property.

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6. 2019 Created the Going Home coalition to reduce homelessness in Clearwater via renovating Tieman Village, Gerand Village, and 1123 Tangerine Street duplex.
7. 2023 established the Team Veteran program to support housing homeless U.S. veterans and families with permanent and transitional rental housing.
8. 2024, sustains the Pinellas County's stock of affordable housing (171 affordable rental units), improves neighborhood stability such as the South St. Petersburg Community Redevelopment Area and Clearwater Neighborhood Revitalization Strategy Areas, and changes how people live.

CSF's varied agency experience in providing community outreach and affordable housing services combined with its staff's experience and capabilities, enables the Foundation to sustain its operations.

We look forward to the prospect of future collaboration with the City of Clearwater and to beginning the process to acquire the Lee Street parcel number 10-29-15-72000-008-0060.

Sincerely,

Ed Thiebe

Executive Director

Bill Mantooth

Board of Trustee President



# *State of Florida*

## *Department of State*

I certify from the records of this office that COMMUNITY SERVICE FOUNDATION, INC. is a corporation organized under the laws of the State of Florida, filed on September 16, 1964.

The document number of this corporation is 707822.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 9, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Ninth day of February, 2024*

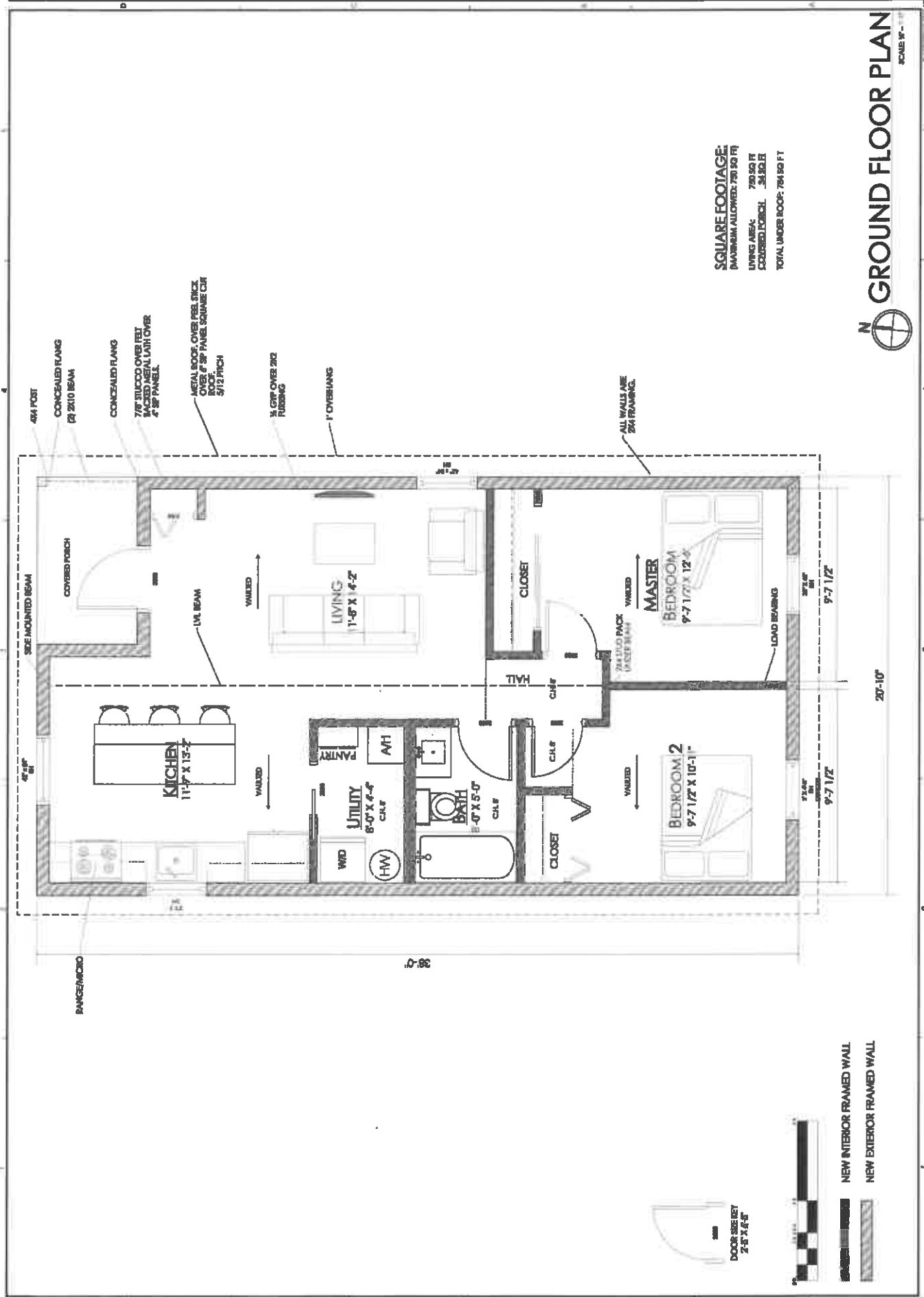


  
**Secretary of State**

**Tracking Number: 3763845176CC**

**To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.**

**<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>**



# Lee St

## Single Family

### VARIANCES REQUESTED

15' Front setback

Lot area of 4,500 sf

MDR  
5,000 ss.f.  
1.5 units allowed  
2 parking/ unit

