



COVER LETTER / STATEMENT OF INTEREST

MAY 5, 2025

RE: (RFP) 2025-3672 - Martin Hwy/ Palm City School Ave.

TO WHOM IT MAY CONCERN

Medalist Building Group, LLC is proud to present a request for proposal for redevelopment of a lot in Old Palm City Community Redevelopment area located off Martin Hwy / Palm City School Ave.

Notifications of Awards may be sent to parties below.

Medalist Building Group, LLC
Jeremy LeMaster- Owner / Managing Member
Office: 1235 SW 34TH ST, PALM CITY, FL 34990
Home Address: 1699 SW SUNSET TRAIL, PALM CITY, FL 34990
Email: Jeremy@medalistbuildinggroup.com
Direct Contact: 772-285-1980

Attorney:
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Communs Blvd, Suite 200
Stuart, FL 34996
Robert S. Raynes
RRaynes@gunster.com
772-288-1980

Thank you for your assistance is this this matter.

Jeremy LeMaster
Medalist Building Group, LLC



Proposer's Organization Structure, Qualifications, and Financial Strength

Medalist Building Group, LLC was established in 2007 and is owned and run by Jeremy LeMaster with the Jessica LeMaster (Wife)

Jeremy LeMaster- Owner / Managing Member is a State Certified Building Contractor
CBC1256135

Jessica LeMaster- Owner / Member holds a State Real Estate License SL3230883

As to the Financial Strength we solely do real estate. From the beginning we have focused in the Palm City CRA and other Palm City areas nearby for nearly 18 years. We have a diverse portfolio ranging from residential homes, residential rentals and commercial properties in multiple entities names only in Martin County, FL. We will pay cash for this property or borrow against our diverse portfolio.

We have all the necessary financial capital needed to buy, build, lease and hold property from the conception. We will gladly disclose any financial documents as requested.



Proposer Legal Structure, Key Personnel, and Organizational Capacity

A. Medalist Building Group, LLC is a Florida Limited Liability Company that has been in existence since 2007. Our legal structure is very simple. When we purchase land we mainly take title under Medalist Building Group LLC, in some instances we will use other entities names when dealing with multiple (lots of record.)

For this project we would only use Medalist Building Group, LLC will be the Buyer, Builder & Landlord.

B. Jeremy LeMaster- Owner / Managing Member is a State Certified Building Contractor CBC1256135

Jessica LeMaster- Owner / Member holds a State Real Estate License SL3230883

At this time there is no plans for a partnership.

C. Please refer to Question 4) Proposer and Key Personnel Experience.



Proposer and Key Personnel Experience

Below is a list of all the projects that we have done (Only in Palm City CRA) Over the last 18 years. I personally laid out, designed & drawn my own homes from scratch. My comment & vision to tear down old homes on multiple lots of record and build new ones has always improved the neighborhood. The majority of the projects/lots we bought were overgrown and never taken care of then we cleaned up lot/area to build new homes. Sometimes we did bring some old homes back to life to blend into CRA vision.

Below is a project List for Old Palm City CRA (Only)

SW Conch Cove Lane

2544 SW CONCH COVE LN
2534 SW CONCH COVE LN

SW 27th St

777 SW 28TH ST
778 SW 28TH ST
797 SW 28TH ST
807 SW 28TH ST
1008 SW 28TH ST
1018 SW 28TH ST
1024 SW 28TH ST
1138 SW 28TH ST

SW Feroe Ave

2776 SW Feroe AVE
2786 SW Feroe AVE
2825 SW Feroe AVE
2945 SW Feroe AVE
2995 SW Feroe AVE
2965 SW Feroe AVE
3065 SW Feroe AVE
3075 SW Feroe AVE
3086 SW Feroe AVE
3096 SW Feroe AVE
3475 SW Feroe AVE
3485 SW Feroe AVE
3526 SW Feroe AVE

SW 29th St

1123 SW 29TH ST
1013 SW 29TH ST

SW 30th St

871 SW 30 TH ST
891 SW 30 TH ST
931 SW 30 TH ST
930 SW 30 TH ST
932 SW 30 TH ST
1081 SW 30 TH ST
1091 SW 30 TH ST

1101 SW 30 TH ST
1122 SW 30 TH ST

SW 31th St

800 SW 31st ST

SW 32nd St

1014 SW 32nd ST
1132 SW 32nd ST

SW 33rd St

778 SW 33rd ST
788 SW 33rd ST
798 SW 33rd ST
928 SW 33rd ST
938 SW 33rd ST

SW 34th St

899 SW 34th ST
909 SW 34th ST
1119 SW 34th ST
1064 SW 34TH ST

SW 34th St / Loggerhead Court

3450 SW Loggerhead Court
3451 SW Loggerhead Court
3460 SW Loggerhead Court
3471 SW Loggerhead Court
3480 SW Loggerhead Court
3481 SW Loggerhead Court
3490 SW Loggerhead Court
3491 SW Loggerhead Court



3501 SW Loggerhead Court

SW 34th Ter

1006 SW 34th TER
1125 SW 34th TER
1135 SW 34th TER

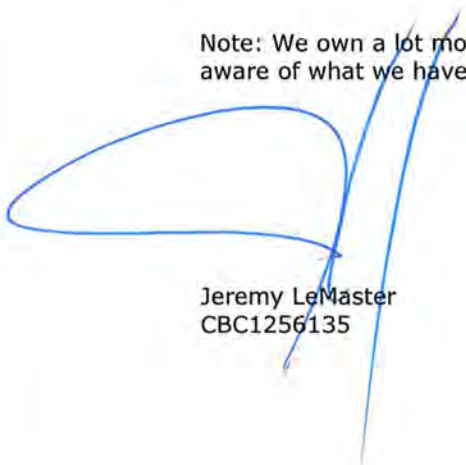
SW 35th St

866 SW 35th ST
943 SW 35th ST
973 SW 35th ST
1003 SW 35th ST
1004 SW 35th ST
1014 SW 35th ST
1024 SW 35th ST
1034 SW 35th ST
1044 SW 35th ST
1064 SW 35th ST
1074 SW 35th ST

SW 37th St

1016 SW 37th ST

Note: We own a lot more real estate in the Old Palm City CRA and will be submitting soon. The staff is aware of what we have planned.



Jeremy LeMaster
CBC1256135



Consistency with Redevelopment Objectives Regulations, and Plans

To answer the question number 5, I would combine my answer from number 4 with this:

First I would like to say I agree with the CRA code for this project. The additional limitations that are now being placed for this property I understand. The 3 stories for this site was just out of place with the combined lack of architecture and design of buildings dimensions especially now that the main entrance to Palm City Elementary moved to Palm City School Ave. Like I have done on all my previous projects in Old Palm City CRA we have no problem following the CRA Plan and working with staff like we have for the last 18 years.

Here is a couple of Key points that my plan will solve and accomplish. First and foremost kids safety is number 1.

- 1) Propose a new 8' walkway 2nd entrance along (East) side of Palm City School Ave. This new 8' sidewalk would start from Signal Pole heading North down Palm City School Ave. This sidewalk would have an intergraded block wall (Street side) protecting kids from cars running parallel along street. (see attached pictures) This new sidewalk would lead kids straight into school sidewalk and not require another cross walk. It would adjoin the new sidewalk that was built when school was built.

After watching and studying the kids flow this is some reason why removing the west side walk and adding a (East) side walk down Palm City School Ave is best. Upon my research I did get a chance to speak to Palm City School resource officer about my findings and discussed this options and he confirmed what I saw.

Route: Currently the Parents / students / kids who I saw while observing the flow is around 98% are riding bikes from west or from Danforth.
2% coming from the west down martin HWY.

Problem: Parents / students / kids are required to go (East down the side walk) that runs parallel to Marin Hwy to get to entrance daily. This is a very dangerous way to have kids go with no railing or barrier separating Martin HWY and sidewalk. Especially very young kids unsupervised.

West Bound down Martin Hwy

Parents / students / kids must go west down to light at Danforth, then cross Martin Hwy, Then East down Martin Hwy with no safety barrier, Then North down sidewalk next to lake. This simply is not safe and efficient.



North Bound crossing Martin Hwy

Coming from across the street Parents / students / kids are required to cross the road, ride past Palm City School Ave, East down Martin Hwy with no safety barrier, then down to lake entrance. Because of the location of the bike entrance which was supposed to be the main entrance to school. Since it is in the middle of nowhere is simply not efficient.

- 2) Remove (West) dilapidated sidewalk. It is in the best interests to not to have this sidewalk (see attached pictures) If at all possible, we need to try to eliminate danger as much as possible.
- 3) Landscape down entire Palm City School Ave (Both sides) this will create a beautiful entrance to Palm City Elementary and help soften the proposed buildings. This will also help block the site line of the current dilapidated house. (See attached Pictures)
- 4) Provide thru access to Palm City School Ave through our project to give the residents of Oak Brook Estates a safer way to exit onto Martin Hwy or enter into palm city school car line.
- 5) Propose a New fixed Palm City Elementary School Sign on Corner of Martin Hwy/ Palm City School Ave. (Design TBD)
- 6) Building Design – Per the code we will follow parking in rear. Our project will consist of mixed use, 2 story buildings. (Refer to Inspiration pictures) We will have Retail / Business on 1st floor with small apartments above.
- 7) Landscape down the Entire front (South) Property line along Martin Hwy to create add to the landscaping as describe on line item 3. This will make a beautiful entrance to Palm City Elementary and help soften the proposed buildings.







Proposed
BIKE WALL
ALONG (East) Side of Palm City Ave

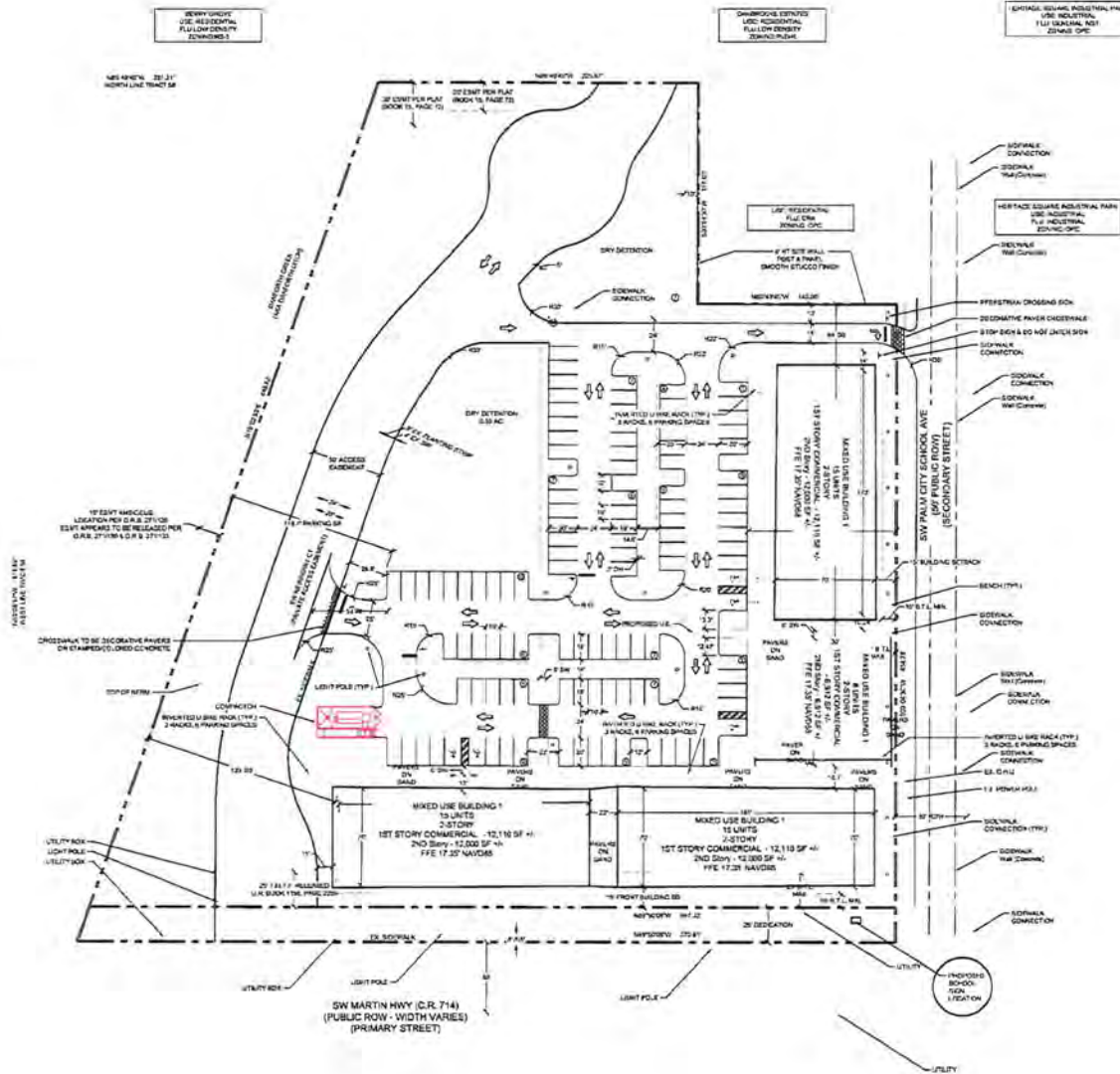




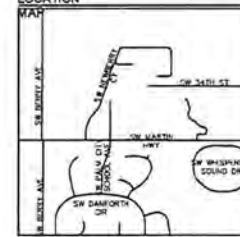


Conceptual Site Plan and Building Design

Conceptual Siteplan – Attached
Inspirational Designs – Attached
Conceptual Floorplans – TBD



LOCATION



SITE DATA

APPLICATION NAME	780
APPLICATION NUMBER	0540-023
EXISTING ZONING	OLD PALM CRA
FUTURE LAND USE	CRA CENTER
OPIC SUBDISTRICT	CONVOCOR
PROPERTY CONTROL NUMBER(PCN)	19-38-41-000-055-00000-4
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
SITE AREA AFTER WESTERLY PART OF NEWBERRY AVE. CONVEYED 5.76 AC.	
MAX DENSITY ALLOWED	88 D.U. / AC.
MAX UNITS ALLOWED	88 D.U.
PROPOSED DENSITY (53 D.U. / 5.76 AC.)	10 D.U. / AC.
PROPOSED UNITS	53 D.U.
REQUIRED PARKING (1 SP. / D.U.)	90 SP.
ADA PARKING (INCLUDED IN TOTAL)	4 RACKS
BICYCLE PARKING	4 RACKS
PROPOSED PARKING	122 SP.
ADA PARKING (INCLUDED IN TOTAL)	5 SP.
BICYCLE PARKING	4 RACKS
PROPOSED BUILDING & FRONTAGE TYPE/COMMERCIAL / APARTMENT ABOVE	
FRONTAGE BUILDOUT (MARTIN HWY)	
REQ'D (567.32'-1058'-578'552.52')	(60%) 331'
PROVIDED	(62%) 348'
FRONTAGE BUILDOUT (SW PALM CITY SCHOOL AVE)	
REQ'D (454.78'-2570W DED.-1058'-1058' = 409.78')(60%) 248'	(75%) 311'
PROVIDED	
FACADE TRANSPARENCY	
REQ'D GROUND LEVEL, FACING STREETS OR CIVIC OPEN SPACES	53.7%
PROVIDED	20-20%
REQ'D ABOVE GROUND LEVEL	53.7%
PROVIDED	
PROPOSED ARCHITECTURAL TYPE	MEDITERRANEAN
TOTAL OPEN SPACE	(20%) 1.16 AC.
REQUIRED	(29.5%) 1.70 AC.
PROVIDED	
TOTAL BUILDING COVERAGE	
MAXIMUM	(60%) 3.5 AC.
PROVIDED	(15.1%) 0.87 AC.
IMPERVIOUS AREA	5.06 AC.
BUILDING	0.87 AC.
VIA / SIDEWALKS (EXCLUDES NEWBERRY CT)	1.66 AC.
SW NEWBERRY CT	0.53 AC.
DRY DETENTION AREA	780

LEGEND

AC. = ACRES	BOOK
B.T.L. = BUILD-TO-LINE	O/S = OPEN SPACE TRACT
D.L. = DRAINAGE	PSR = PROPERTY
EASEMENT	DEVELOPMENT REGULATIONS
D.U. = DWELLING UNITS	PSL = PAGE
ESMT. = EASEMENT	R = RADIUS
EX. = EXISTING	R.O.W. = RIGHT-OF-WAY
F.U. = FUTURE LAND USE	SW = SIDEWALK
L.A.E. = LIMITED ACCESS	S.B. = SETBACK
EASEMENT	S.F. = SQUARE FEET
OH = OVERHANG	TRP = TYPICAL
O.R.B. = OFFICIAL RECORD	U.E. = UTILITY EASEMENT

MEDALIST BUILDING GROUP, LLC
1235 SW 34TH TER
PALM CITY, FL 34990

SOHO SQUARE - MIXED USE
MARTIN COUNTY, FLORIDA
CONCEPTUAL
SITE PLAN















Financial Capacity and Financing Plan

For the land we have the option to pay cash. As for the sitework and completing we have all the necessary money needed to design, build and lease to make this project successful. (See attached Letter from the Lender who we have done a number of projects) The last project we did was worth 9.5 Million in Stuart. This project is inline with our business model and is very similar to other developments we have done and are currently designing in the Old Palm City CRA.



May 6, 2025

Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
(RFP) 2025-3672

RE: Medalist Building Group, LLC and his bid for (RFP) 2025-3672

To Whom It May Concern:

If Medalist Building Group, LLC does not pay cash for the property described above Taylor Made Lending has approved Medalist Building Group, LLC for 15 Million and any additional monies needed to complete this project.

If any additional information is needed, please do not hesitate to contact me at 954-614-5109.

Very truly yours,

Taylor Made Lending, LLC

Jarrold Markofsky
Manager

1540 S. Federal Highway – Second Floor – Suite 200, Pompano Beach, Florida 33062
tel 954-567-5161 jm@tmlending.com
fax 954-567-5166 www.taylormadeloansllc.com



Professional References

Ed Campi
District 5: Palm City - County Commissioner
2401 SE Monterey Road
Stuart, FL 34996
77-288-5939

ecampi@martin.fl.us

Ed I meet while living in Palm City to becoming a County Commissioner. He has seen and heard of all my projects over the years personally and receives comments thru other residents.

Jordan Pastorius
Martin County – Cra Assistant Manger
2401 SE Monterey Road
Stuart, FL 34996
772-288-5497

jpastori@martin.fl.us

Jordan is an intricate part of all the Cra's in Martin County, we have work with each other for years on Old Palm City CRA projects, we have work with each other closely from reviewing my designs to checking my plans for compliance of cra code.

Susan Kores
Martin County – Cra Manger
2401 SE Monterey Road
Stuart, FL 34996
772-320-3095

skores@martin.fl.us

Susan and Jordan both work hand to hand on all aspects of all my projects when I can't get ahold of one of them I call the other. we have work with each other for years on Old Palm City CRA projects, we have work with each other closely checking my plans for compliance of all cra code.

The above references are familiar with experience, quality and design.

If necessary additional references provided upon request.



Legal and Administrative Disclosures

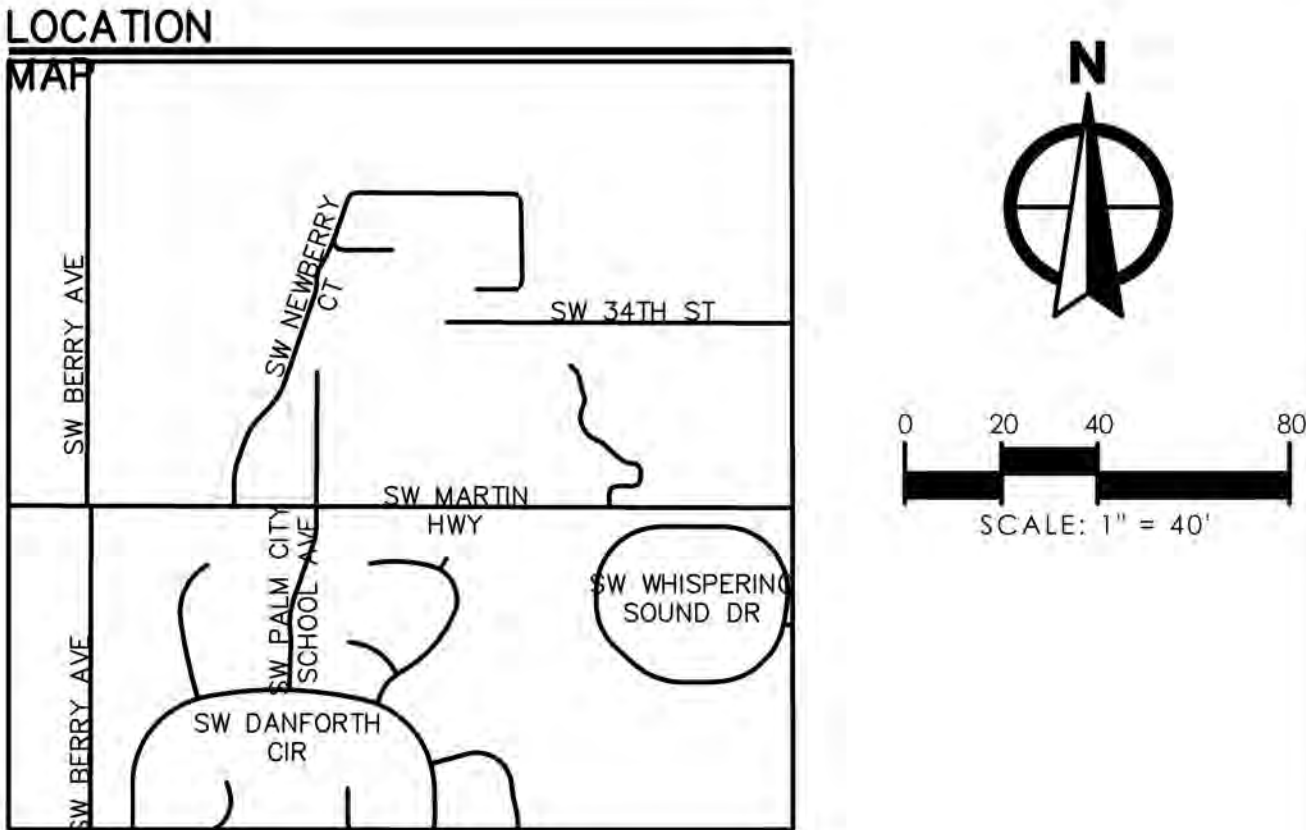
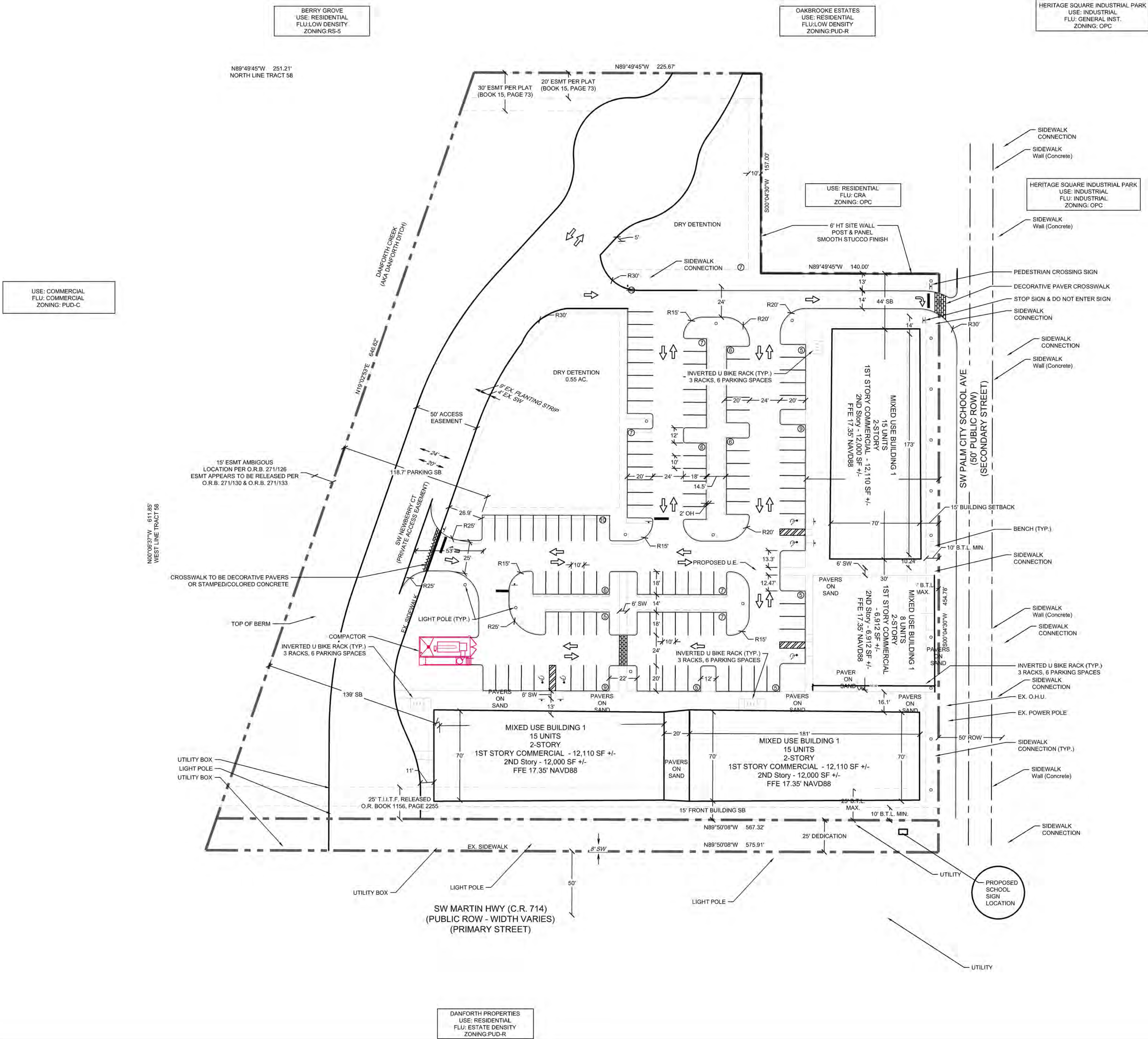
“NONE”



Proposal / Bid Amount

Bid Amount: \$3,200,000.00

Closing: 90 -120 Days (After contract signing)



SITE DATA	
APPLICATION NAME	TBD
APPLICATION NUMBER	0040-003
EXISTING ZONING	OLD PALM CRA
FUTURE LAND USE	CRA CENTER
OPC SUBDISTRICT	CORRIDOR
PROPERTY CONTROL NUMBER(PCN)	18-38-41-000-058-00000-4
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PROPOSED USE	MULTI-FAMILY RESIDENTIAL
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REQ'D ABOVE GROUND LEVEL	20-50%
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DRY DETENTION AREA	TBD

LEGEND	
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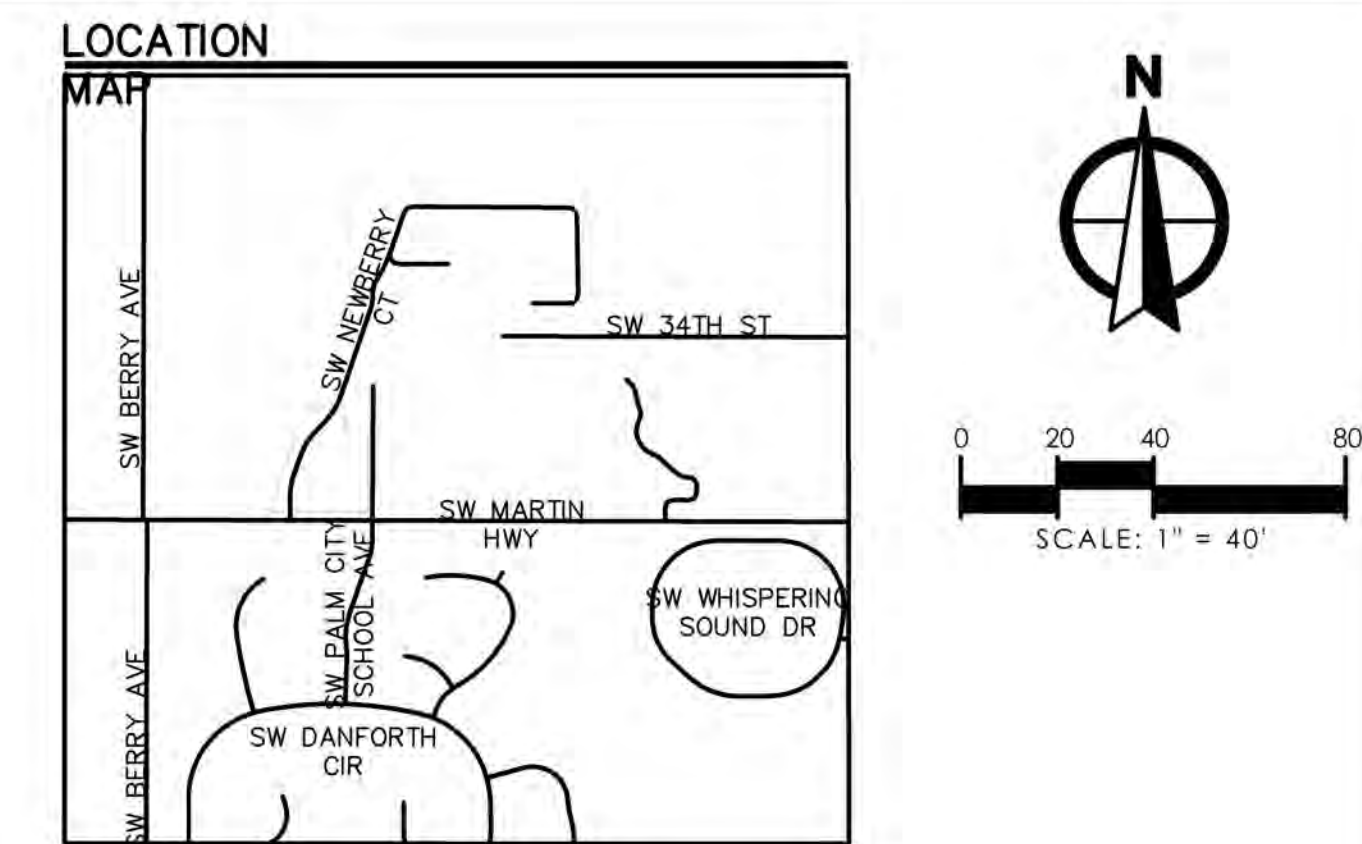
MEDALIST BUILDING GROUP, LLC
1235 SW 34TH TER
PALM CITY, FL 34990

REVISIONS	
NO.	DESCRIPTION

PROJECT NAME	SOHO SQUARE
DESIGN BY:	JDL
DATE	5-6-2025

SOHO SQUARE - MIXED USE
MARTIN COUNTY, FLORIDA
CONCEPTUAL
SITE PLAN

1 OF 1



SITE DATA

APPLICATION NAME TBD
 APPLICATION NUMBER 0040-003

EXISTING ZONING OLD PALM GRA
 FUTURE LAND USE CRA CENTER
 OPC SUBDISTRICT CORRIDOR

PROPERTY CONTROL NUMBER(PCN) 18-38-41-000-058-00000-4
 EXISTING USE VACANT
 PROPOSED USE MULTI-FAMILY RESIDENTIAL

SITE AREA ABOVE WESTERLY PART OF NEWBERRY AVE. CONVEYED 5.76 AC

MAX DENSITY ALLOWED 86 D.U. / AC.
 MAX UNITS ALLOWED 86 D.U.
 PROPOSED DENSITY (53 D.U. / 5.76 AC.) 10 D.U. / AC.
 PROPOSED UNITS 53 D.U.

REQUIRED PARKING (1 SP. / D.U.) 90 SP.
 ADA PARKING (INCLUDED IN TOTAL) 5 SP.
 BICYCLE PARKING 4 RACKS

PROPOSED PARKING 122 SP.
 ADA PARKING (INCLUDED IN TOTAL) 5 SP.
 BICYCLE PARKING 4 RACKS

PROPOSED BUILDING & FRONTAGE TYPE COMMERCIAL / APARTMENT ABOVE BUILDING PLACEMENT

FRONTAGE BUILDOUT (MARTIN HWY)
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 PROVIDED (63%) 346'

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 REQ'D (454.78'-25'ROW DED.-10'SB-10'SB = 409.78') (60%) 246'
 PROVIDED (76%) 311'

FACADE TRANSPARENCY

REQ'D GROUND LEVEL FACING STREETS OR CIVIC OPEN SPACE 40-70%
 PROVIDED 53.7%
 REQ'D ABOVE GROUND LEVEL 20-50%
 PROVIDED 53.7%

PROPOSED ARCHITECTURAL TYPE MEDITERANEAN

TOTAL OPEN SPACE

REQUIRED (20%) 1.16 AC.
 PROVIDED (29.5%) 1.70 AC.

TOTAL BUILDING COVERAGE

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DRY DETENTION AREA TBD

LEGEND

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PROJECT NAME	REVISIONS	
	NO.	DESCRIPTION
SOHO SQUARE		
DESIGN BY: JDL		
DATE 5-6-2025		



NUTUZZI ITALIA

NUTUZZI
ITALIA

117

3D

NUTUZZI

NUTUZZI
ITALIA

NUTUZZI







Casper

Herman Miller





NATUZZI
ITALIA

117

3D

NATUZZI

NATUZZI ITALIA

London
Contemporary
NATUZZI
ITALIA

NATUZZI





AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR & SERVICES

Respondent Vendor Name: MEDALIST BUILDING GROUP, LLC

Vendor FEIN: 20-8545513

Vendor's Authorized Representative Name and Title: Jeremy LeMaster

Address: 1235 SW 34TH TER

City, State, Zip: PALM CITY, FL 34990

Phone Number: 772-285-1980

Email Address: JEREMY@MEDALISTBUILDINGGROUP.COM

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

As the person authorized to sign on behalf of Respondent, I certify that the company identified **does not**:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose of exploitation of that person.

I declare under penalty of perjury that I have read the above document and that the statements contained therein are true.

Certified By:

Signature of Authorized Representative

Name and Title:

Jeremy LeMaster, Owner & Managing Member

Date:

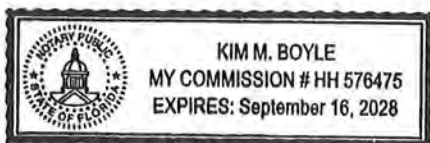
5/7/2025

STATE OF (FLORIDA)

COUNTY OF (MARTIN)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of May, 2025, by Jeremy LeMaster (Name of Officer or Agent), as Owner, Managing Member (Title of Officer or Agent) of Medalist Building Group, LLC (Name of Corporation Acknowledging) a Florida limited liability company corporation (State or Place of Incorporation), on behalf of the corporation. He/She is ☒ personally known to me or ☐ has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of FLORIDA

(Printed, Typed or Stamped Name of Notary Public)



BIDDER ACKNOWLEDGMENT FORM

*This acknowledgment form must be completed and included with your bid submittal package. Failure to submit a completed form may result in the disqualification of your bid. Compliance with the minimum insurance requirements is critical. **Non-compliance may lead to annulment of the contract award and forfeiture of the bid bond.***

Project Name: SOHO SQUARE

Solicitation Number: RFP - 2025-3672

Acknowledgment of Sample Contract Provisions/Requirements

By signing this form, the undersigned acknowledges that they have read and understand the provisions and requirements outlined in the sample contract included with the solicitation. The bidder agrees to comply with all the terms and conditions stated therein.

Minimum Insurance Requirements

It is imperative that bidders comply with the minimum insurance requirements as specified in the sample contract. **Failure to provide a compliant certificate of insurance (COI) within the required timeframe may result in the annulment of the contract award and forfeiture of the bid bond.**

Please confirm your acknowledgment and understanding of these requirements:

Firm Name: Jeremy LeMaster

Name of Authorized Official: Jeremy LeMaster

Title of Authorized Official: Owner/ Managing Member

Signature of Authorized Official: [Signature]

Date: 5/6/2025



BIDDER'S QUALIFICATION STATEMENT

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Martin County Board of County Commissioners. **All portions of the Statement must be completed.**

Bid #:	Member # 2597285
Bid Name:	SOHO SQUARE
Bidder/Company Name:	Medalist Building Group, LLC
Street Address:	1235 SW 34TH TER
City, State, Zip Code:	PALM CITY, FL 34990
Telephone #:	772-285-1980
Email Address:	Jeremy@medalistbuildinggroup.com
Federal Employer ID # (FEIN):	20-854-5513

If a corporation, please answer the following:	
Date of Incorporation:	3-1-2007
In what state:	FL
President's Name:	Jeremy LeMaster
Vice President's Name:	
Secretary's Name:	
Treasurer's Name:	

If a partnership, please answer the following:	
Date of Organization:	
General or Association:	
General Partner #1 Name:	
General Partner #1 Address:	
General Partner #2 Name:	
General Partner #2 Address:	

If neither a corporation nor partnership, please provide the following information:	
Type of business organization:	
Principal #1 Name:	
Principal #1 Address:	
Principal #2 Name:	
Principal #2 Address:	
Principal #3 Name:	
Principal #3 Address:	

Contract Signature Authority (Individual that will sign the Contract, if awarded):	
Name:	Jeremy LeMaster
Title:	Owner / Managing Member
Email Address:	JEREMY@MEDAISTBUILDINGGROUP.COM

LICENSE INFORMATION

License Category: Construction Industry

☒ Certified ☐ Registered

License Type:

☒ Building Contractor ☐ General Contractor ☐ Utility & Excavation

☐ Other: _____

License #:	CBC1256135
Expiration Date:	8-31-2026
Name of License Holder/Qualifying Agent: <small>(exactly as it appears on file with the State of Florida's Construction Industry Licensing Board)</small>	Jeremy LeMaster

License Category: Engineers

License Type: ☒ Professional Engineer

License #:	64751 - Scott R. Sanders
Expiration Date:	

License Category: Other	
License Type:	
License #:	
Expiration Date:	

Martin County Occupational License	
License Type:	
License #:	
Expiration Date:	

For work funded by federal grant, Contractor/Vendor is required to have an active registration with the System for Award Management (SAM) (<https://www.sam.gov>) prior to execution of the agreement.

Unique Entity ID:	
-------------------	--

Are you a Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE) or Veteran Owned Business (VOB)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	If yes, provide copy of certificate.	

Are you a small business as defined by the SBA?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	If yes, provide copy of certificate.	
If Yes, # of Employees:	2	

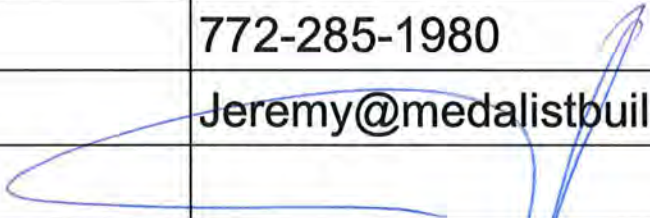
Number of years in business under this name:	18
Number of years in business under other names:	4
How many years' experience in performing the type of work called for in this bid?	23
In what other lines of business do you or your organization or any partners thereof have financial interests? If none, please type "N/A".	

Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<p>Section 112.313, Florida Statutes, prohibits contracts with County employees, officers, and advisory board members. All vendors must disclose the name of any Martin County officer or employee who is employed by (Section 112.313(7), Florida Statutes) or owns, directly or indirectly an interest in the vendor's firm or any of its branches (Section 112.313 (3), Florida Statutes). Advisory Board Members, County officers or County employees may qualify for an exemption by including a completed Commission on Ethics Form 3A with their submittal and filing such form with the Supervisor of Elections in accordance with Section 112.313(12)(b), Florida Statutes. Please contact the Purchasing Division (pur_div@martin.fl.us) for additional information.</p>		

Have you or your organization, or any office or partner thereof, failed to complete a contract?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, explain:		
There has been disputes over invoices for work not completed. These matters have been resolved between the parties. You are welcome to contact me at anytime.		
Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		

Are the Bidder, its principals or affiliates presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any municipal, County, State, or Federal department or agency?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		

I certify that the above information is true and correct.

Name of Authorized Representative:	Jeremy LeMaster
Title:	Owner / Manging Member
Federal Tax I.D. Number:	20-854-5513
Phone Number:	772-285-1980
Email Address:	Jeremy@medalistbuildiggroup.com
Authorized Signature:	

CONFLICT AFFIDAVIT

STATE OF (Florida)
COUNTY OF (Martin County)

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. I am over the age of 18 and am a resident of the State of Florida.
2. I am the Owner/Managing (title) of Medalist Building Group, LLC (Entity name) and I certify that I have the authority to make the representations set forth within this Affidavit.
3. Medalist Building Group, LLC (Entity name) intends to do business with Martin County in response to:

☐ RFB ☒ RFP ☐ RFQ #: 2025-3672

whereby business will be awarded under a system of sealed, competitive bidding to the lowest or best bidder.

4. I have reviewed Section 112.313(3), 112.313(7), and 112.313(12), Florida Statutes; and pursuant to the provisions therein, MEDALIST BUILDING GROUP, LLC (Entity name) doing business with Martin County:



DOES NOT impact any public officer, advisory board member or employee of Martin County; or



DOES IMPACT public officer, advisory board member or employee of Martin County

(Public Officer / Advisory Board Member / Employee Name:

_____); and

5. In compliance with Section 112.313(12), Florida Statutes, the impacted public officer or employee of Martin County, prior to the submission of this bid, has filed a statement with the Supervisor of Elections of Martin County, disclosing their interest, or the interest of their spouse or child, and the nature of the intended business, as set forth in Florida Commission on Ethics Form 3A:

<http://www.ethics.state.fl.us/Documents/Forms/Form3A.pdf?cp=202058>.

6. Additionally, I have reviewed Sections 112.313(3) and 112.313(7), Florida Statutes, concerning advisory board members, and confirm that any business relationships involving advisory board members comply with these statutes. Disclosure of any conflicts of interest for advisory board members has been made in accordance with Florida Commission on Ethics Form 4a:

<http://www.ethics.state.fl.us/Documents/Forms/Form4a.pdf?cp=202058>.

Executed this 7th day of May, 2025.

By [Signature]
(Signature)
By Keramy Bellfort, OWNER/Managing member
(Name and Title)

STATE OF (Florida)
COUNTY OF (Martin)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of May, 2025, by Jeremy Lemaster (Name of Officer or Agent), as OWNER Managing member (Title of Officer or Agent) of MENALIST BUILDING GROUP, LLC (Name of Corporation Acknowledging) a Florida limited liability company corporation (State or Place of Incorporation), on behalf of the corporation. He/She is ☒ personally known to me or ☐ has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]
(Printed, Typed or Stamped Name of Notary Public)



DRUG FREE WORKPLACE CERTIFICATION

The undersigned Bidder/Contractor, in accordance with Florida Statute 287.087 hereby certifies that

Medalist Building Group, LLC

does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities, or contractual services that are under bid, the employee will abide by the terms of the statement, and will notify the employer of any conviction of, or plea of guilty, or *nolo contendere* to any violation of Chapter 1893, or of any controlled substance law of the United States, or any State, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance, or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Firm Name:

Medalist Building Group, LLC

Name of Authorized Official:

Jeremy LeMaster

Title of Authorized Official:

Owner / Managing Member

Signature of Authorized Official:

Date:

5-6-2025



EQUAL OPPORTUNITY STATEMENT

The Respondent (Bidder) shall complete the following statement by signing this form where indicated.

Failure to complete this form may be grounds for rejection of bid:

1. The awarded Contractor shall comply with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992, as amended) prohibiting employment discrimination and shall comply with the regulations and guidelines promulgated pursuant to this Act by the Secretary of the Interior and the Heritage Conservation and Recreation Service.
2. During the performance of this contract, the awarded Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
3. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
4. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
5. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
6. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
7. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

8. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
9. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a sub-Contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Firm Name:

MEDALIST BUILDING GROUP,LLC

Name of Authorized Official:

Jeremy LeMaster

Title of Authorized Official:

Owner / Managing Member

Signature of Authorized Official:

Date:

5-6-2025



E-VERIFY

Bid/Contract Number: (RFP) 2025-3672
Bid/Contract Name: MEDALIST BUILDING GROUP, LLC

The Respondent (Bidder) hereby acknowledges and certifies compliance with Section [448.095](#), Florida Statutes.

- The Respondent (Bidder) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.
- The Respondent (Bidder) shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system.
- The Respondent (Bidder) shall comply with Section 448.095, Florida Statutes, for the duration of the contract term, including any extensions or renewal periods.

If the Respondent (Bidder) is a private employer that employs less than twenty-five (25) employees (in accordance with Section 448.095, Florida Statutes), please list the number of employees below:

- _____
- Respondent (Bidder) shall include as an attachment to this form, proof of registration with the United States Department of Homeland Security E-Verify system.

Failure to complete this form may be grounds for rejection of bid.

Firm Name: MEDALIST BUILDING GROUP, LLC
Name of Authorized Official: Jeremy LeMaster
Title of Authorized Official: Owner / Managing Member
Signature of Authorized Official: _____
Date: 5/6/2025



NON-COLLUSION CERTIFICATION

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of Martin County nor any professional management, administrative official or employee of the County, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposals submitted in response to the Request for Proposal or in return for execution of a contract for performance or provision of services for which proposals are herein sought.

Firm Name:

MEDALIST BUILDING GROUP,LLC

Name of Authorized Official:

Jeremy LeMaster

Title of Authorized Official:

Owner / Managing Member

Signature of Authorized Official:

Date:

5-6-2025

SWORN STATEMENT UNDER SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted for MEDALIST BUILDING GROUP, LLC

2. This sworn statement is submitted by Jeremy LeMaster

Whose business address is: 1235 SW 34TH TER, PALM CITY, FL 34990

and (if applicable) its Federal Employer Identification Number (FEIN) is: 20-8545513

(If entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)

3. My name is Jeremy LeMaster and my relationship to the entity named above is Medalist Building Group, LLC

4. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that "convicted" or "conviction" as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record, relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

6. I understand that an "affiliate" as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States

with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, that statement which I have marked below is true in relation to the entity submitting this sworn statement.

[Please indicate which statement applies.]

- ☒ Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.
- ☐ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]
- ☐ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]
- ☐ The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

Signature: _____

Date: 5-7-2025

STATE OF (Florida)

COUNTY OF (Martin)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of May, 2025, by Jeremy LeMaster (Name of Officer or Agent), as Owner, Managing Member (Title of Officer or Agent) of Medalist Building Group, LLC (Name of Corporation Acknowledging) a Florida limited liability company corporation (State or Place of Incorporation), on behalf of the corporation. He/She is ☒ personally known to me or ☐ has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)



**VENDOR CERTIFICATION REGARDING
DISCRIMINATORY VENDOR LIST**

Respondent Vendor Name: MEDALIST BUILDING GROUP, LLC
Vendor FEIN: 20 -8545513
Vendor's Authorized Representative Name and Title: Jeremy LeMaster - Medalist Building Group, LLC
Address: 1235 SW 34TH TER
City, State, Zip: PALM CITY, FL 34990
Phone Number: 772-285-1980
Email Address: Jeremy LeMaster

Section 287.134(3)(d), Florida Statutes, prohibits an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity." Section 287.134(2)(a), F.S.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on are on the Discriminatory Vendor List maintained by the Florida Department of Management Services pursuant to Section 287.134(3)(d), F.S.

Certified By: [Signature]
who is authorized to sign on behalf of the above referenced company.

Jeremy LeMaster - Owner/ Managing Member

Print Name and Title

5/6/2025

Date



**VENDOR CERTIFICATION REGARDING
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: MEDALIST BUILDING GROUP, LLC

Vendor FEIN: 20-8545513

Vendor's Authorized Representative Name and Title: Jeremy LeMaster - Owner/ Managing Member

Address: 1235 SW 34TH TER

City, State, Zip: PALM CITY

Phone Number: 772-285-1980

Email Address: Jeremy@medalistbuildinggroup.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By: Jeremy LeMaster
who is authorized to sign on behalf of the above referenced company.

Jeremy LeMaster - Owner / Managing Member
Print Name and Title

5/6/2025
Date

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) MEDALIST BUILDING GROUP, LLC	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. 1235 SW 34TH TER	Requester's name and address (optional)
6 City, state, and ZIP code PALM CITY, FL 34990	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
<div></div>	<div></div>
or	
Employer identification number	
<div>2</div>	<div>0</div>
<div>-</div>	<div>8</div>
<div>5</div>	<div>4</div>
<div>5</div>	<div>5</div>
<div>1</div>	<div>3</div>

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person _____	Date 05/07/2025
------------------	--------------------------------	------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



ADDENDUM #1

REQUEST FOR PROPOSALS (RFP) 2025-3672

OLD PALM CITY COUNTY PROPERTY (RE-BID)

BID DUE DATE: MAY 7, 2025 @ 2:30 PM

The following information shall become part of this bid and shall be binding as if originally contained therein.

QUESTION

1. Would it be helpful if the tenants who were interested in coming to Palm City wrote a letter as to why they need their layout in a format that would not comply with the current CRA overlay district?

RESPONSE: Though you are welcome to submit a letter, the CRA would not recommend approval for alternative compliance to position the parking in front of the buildings on the street.

RECEIPT OF ADDENDUM #1 IS HEREBY ACKNOWLEDGED

MEDALIST BUILDING GROUP, LLC

Firm Name

Signature

Jeremy LeMaster - Owner, Managing Member