



MAGISTRATE HEARING DOCKET

**CITY OF STUART, FLORIDA
121 S.W. FLAGLER AVENUE
STUART, FLORIDA 34994**

**JANUARY 17, 2024 AT 2:00 PM
COMMISSION CHAMBERS**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. City of Stuart vs Medalist Building Group LLC CE23110014

Vito Lorenzo

CASE NO: CE23110014

ADDRESS OF VIOLATION: 311 SE Osceola St, Stuart FL 34994

CODE SECTION: 10-171(f) Marine construction shall be maintained by the property owner in a functional, structurally stable, safe condition free from disrepair.

DESCRIPTION OF VIOLATION: The dock at this property is in disrepair.

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE**

Meeting Date: 1/17/2024

Prepared by: Vito Lorenzo

Title of Item:

City of Stuart vs Medalist Building Group LLC CE23110014

Address:

311 SE Osceola St, Stuart FL 34994

Code Section:

10-171(f) Marine construction shall be maintained by the property owner in a functional, structurally stable, safe condition free from disrepair.

Description of Violation:

The dock at this property is in disrepair.

Summary Explanation/Background Information:

The dock at this location is in disrepair. A neighbor complained during a storm that the pilings were coming loose, causing a hazard to boaters.

ATTACHMENTS:

1. City of Stuart vs Medalist Building Group LLC

Basic Info

PIN 04-38-41-000-000-00050-5	AIN 21200	Situs Address 311 SE OSCEOLA ST STUART FL	Website Updated 12/12/23
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General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners MEDALIST BUILDING GROUP LLC		Parcel ID 04-38-41-000-000-00050-5	Use Code/Property Class 9900 - 9900 Vacant Acreage
Mailing Address PO BOX 1067 PALM CITY FL 34991		Account Number 21200	Neighborhood M2 M2-DOWNTOWN STUART
Tax District STUART		Property Address 311 SE OSCEOLA ST STUART FL	Legal Acres 0.7789
		Legal Description BEG ON N SIDE OSCEOLA ST 1455.9' E OF SW...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 2,128,510	\$ 0	\$ 2,128,510	\$ 0	\$ 2,128,510	\$ 0	\$ 2,128,510
<i>Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.</i>							

Current Sale

Sale Date 2/15/22	Grantor (Seller) 313 EAST OSCEOLA L C	Doc Num 2943164
Sale Price \$ 2,500,000	Deed Type Warranty Deed	Book & Page <u>3293 1827</u>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MEDALIST BUILDING GROUP LLC

Filing Information

Document Number L07000022817
FEI/EIN Number 20-8545513
Date Filed 03/01/2007
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/09/2022

Principal Address

1235 SW 34th Terrace
PALM CITY, FL 34990

Changed: 11/09/2022

Mailing Address

P.O. BOX 1067
PALM CITY, FL 34991

Changed: 06/25/2012

Registered Agent Name & Address

McDonald, Stephen J
315 SE 7th St, Ste 303
Fort Lauderdale, FL 33301-3158

Name Changed: 01/27/2017

Address Changed: 01/27/2017

Authorized Person(s) Detail

Name & Address

Title Managing Member

LEMASTER, JEREMY D
1699 SW SUNSET TRAIL
PALM CITY, FL 34990

CITY EXHIBIT 2

Title Member

LeMaster, Jessica
P.O. BOX 1067
PALM CITY, FL 34991

Annual Reports

Report Year	Filed Date
2021	04/27/2021
2022	11/09/2022
2023	01/27/2023

Document Images

01/27/2023 -- ANNUAL REPORT	View image in PDF format
11/09/2022 -- REINSTATEMENT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
03/06/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
10/06/2014 -- REINSTATEMENT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
06/25/2012 -- ANNUAL REPORT	View image in PDF format
08/25/2011 -- ANNUAL REPORT	View image in PDF format
12/07/2010 -- REINSTATEMENT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
12/24/2007 -- Off/Dir Resignation	View image in PDF format
12/24/2007 -- Off/Dir Resignation	View image in PDF format
03/01/2007 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



CITY EXHIBIT 4



CITY EXHIBIT 5



CITY EXHIBIT 6



CITY OF STUART
NEIGHBORHOOD SERVICES

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Dec 12, 2023

MEDALIST BUILDING GROUP, LLC
PO BOX 1067
PALM CITY, FL 34991

Case #: CE23110014

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

ADDRESS: 311 SE OSCEOLA ST

OBSERVATION DATE: 11/16/23

PARCEL ID #: 0438410000000005050000

CORRECTION DATE: 12/31/2023

VIOLATION(S) 10-171(f)

AND

Marine construction is not structurally stable, in a safe condition or free from disrepair

CORRECTIVE

Correction:10-171(f)

ACTIONS:

Remove or repair marine construction so it is structurally stable and free from disrepair

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on 01/17/2024 at 2:00PM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

The Neighborhood Services Magistrate will receive testimony and evidence at said Hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to matters alleged in the Notice of Violation. You are entitled to present evidence and witnesses at the Hearing.

FAILURE to appear will result in the Magistrate proceeding in your absence. All fines constitute liens against the Real and Personal Property of the Respondent. Please govern yourself accordingly

An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.


Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

70221670 0001 3198 3686
70221670 0001 3198 3679
70221670 0001 3198 3662
Certified Mail #

CITY EXHIBIT 7

7022 1670 0001 3198 3662

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$	Postmark Here 12/12/23
Sent To Stephen J McDonald Street and Apt. No., or PO Box No. PO Box 1067 City, State, ZIP+4® Palm City, FL 34991	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7022 1670 0001 3198 3679

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$	Postmark Here 12/12/23
Sent To Medalist Building Group LLC Street and Apt. No., or PO Box No. PO Box 1067 City, State, ZIP+4® Palm City, FL 34991	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

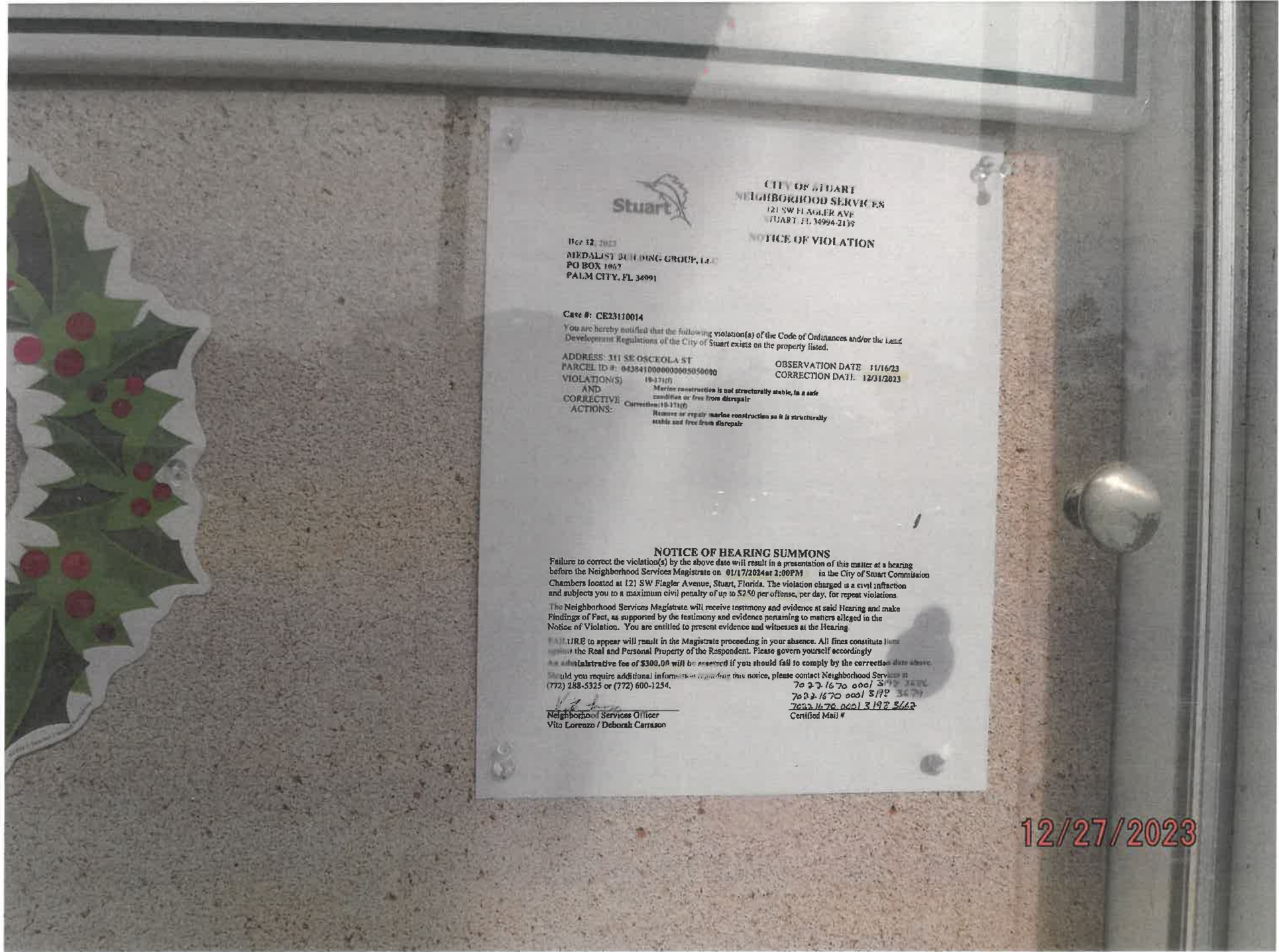
7022 1670 0001 3198 3686

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$	Postmark Here 12/12/23
Sent To Stephen J McDonald Street and Apt. No., or PO Box No. 315 SE 7th St, STE 303 City, State, ZIP+4® Fort Lauderdale, FL 33301	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 8



12/27/2023



STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

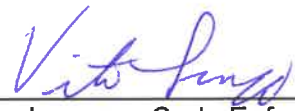
Code Enforcement Case Number: CE23110014

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, VITO LORENZO, being fully sworn, deposes and states as follows:

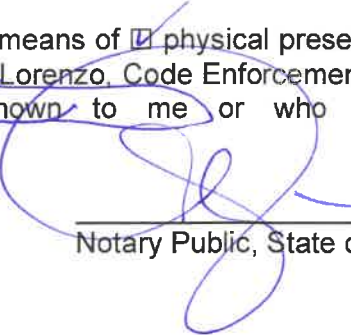
- 1. That I am an employee of the City of Stuart, Florida Code Enforcement Department; and
- 2. That part of my duties includes posting Notice of Violations/Notice of Hearing letters, Notice to Abate Nuisance and other correspondence; and
- 3. That on December 27, 2023 at approximately 1:12pm, I posted a Notice of Violation, for Case No. CE23110014, Medalist Building Group LLC to: 311 SE Osceola St, Stuart, FL 34994; and
- 4. Said Notice was also posted on the public bulletin board for public viewing in front of City of Stuart City Hall located at 121 SW Flagler Avenue, Stuart, Florida 34994 on December 27, 2023.

FURTHER AFFIANT SAYETH NAUGHT.

BY: 
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day of December, 2023, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced _____ as identification.


Notary Public, State of Florida

(Seal)



CITY EXHIBIT 11



CITY EXHIBIT 12