

Application For Zoning Exception

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** PJ / 07/21/2025
Filing Date 07/23/2025 **Number of Signs to Post** 4
Current Land Use Category CGC
Exception Sought OUTDOOR AUTOMOBILE STORAGE YARD
Applicable Section of Ordinance Code 656.313(V)(C)(8)
Notice of Violation(s) 0
Hearing Date N/A
Neighborhood Association OPEN VOLUNTEER
Overlay N/A

Application Info

Tracking # 6158 **Application Status** PAID
Date Started 03/17/2025 **Date Submitted** 03/18/2025

General Information On Applicant

Last Name WALLACE **First Name** JOHN **Middle Name** WESLEY
Company Name SMITH HULSEY AND BUSEY
Mailing Address 1 INDEPENDENT DRIVE, STE. 3300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043597700 **Fax** 9043597708 **Email** JWALLACE@SMITHHULSEY.COM

General Information On Owner(s)

Last Name SIEBAN **First Name** ROBERT **Middle Name**
Company/Trust Name RMFM RE LLC
Mailing Address 7007 88TH AVE EAST
City HENDERSON **State** CO **Zip Code** 80640
Phone 9043597700 **Fax** 9043597708 **Email** JWALLACE@SMITHHULSEY.COM

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 007485 0000	9	5	CCG-2

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 25.96

On File

Current Property Use

OFFSTREET PARKING LOT

Exception Sought

OUTDOOR AUTOMOBILE STORAGE YARD

In Whose Name Will The Exception Be Granted

DUVAL FORD, LLC

Location Of Property**General Location**

SOUTH OF I10, EAST OF I-295 N OFF RAMP, WEST OF FLEA MARKET

House #

7059

Street Name, Type and Direction

RAMONA BLVD

Zip Code

32205

Between Streets

and

Utility Services Provider
☒ City Water/City Sewer
 ☐ Well/Septic
 ☐ City Water/Septic
 ☐ City Sewer/Well
Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☐ Property Ownership Affidavit (Exhibit A)
- ☐ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☒ Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- ☒ Letter From DCFS, Department of Children and Family Services - day care uses only
- ☒ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE CURRENT LAND USE FOR THE SITE WHERE THE EXCEPTION IS SOUGHT IS CGC, WHICH EXTENDS BOTH EAST AND WEST OF THE SITE. THE LAND USE ON THE NORTH SIDE OF I-10 IS LI, AND THE FUTURE LAND USE OF THE VACANT PROPERTY TO THE SOUTH, WHICH IS (I) PART OF THE PARCEL ON WHICH THE EXCEPTION IS SOUGHT, AND (II) OWNED BY APPLICANT, IS MDR. IT IS EXPECTED THAT AN APPLICATION WILL SOON BE FILED TO AMEND THE FUTURE LAND USE ON THE PROPERTY IMMEDIATELY SOUTH TO CGC.

On File

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

THE PROPOSED EXCEPTION IS CONSISTENT WITH SURROUNDING USES AND ZONING, AND COMPATIBLE WITH THE GENERAL CHARACTER OF THE AREA. THE PARCEL IS BOUNDED BY I-10 TO THE NORTH, THE 295 NORTH EASTBOUND I-10 OFFRAMP TO THE WEST, VACANT LAND ZONED RMD-D TO THE SOUTH, AND THE EXISTING FLEA MARKET TO THE EAST. THE SITE HAS HISTORICALLY BEEN USED FOR OVERFLOW PARKING ASSOCIATED WITH THE ADJACENT FLEA MARKET. THIS OVERFLOW PARKING IS NO LONGER UTILIZED REGULARLY BY FLEA MARKET PATRONS, AS IS DEMONSTRATED BY HISTORICAL AERIAL IMAGERY. THE BUSINESS SEEKING THE EXCEPTION IS UNDER CONTRACT TO PURCHASE THE VACANT LAND TO THE SOUTH CURRENTLY ZONED RMD-D, AND IT IS EXPECTED THAT AN APPLICATION WILL SOON BE FILED TO REZONE THAT PROPERTY TO A COMMERCIAL USE.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE EXCEPTION SOUGHT WILL NOT HAVE ANY ENVIRONMENTAL IMPACT. THE VEHICLES STORED ONSITE WILL BE NEW VEHICLES ARE STORED EITHER (A) AWAITING TRANSPORT TO A REMOTE FACILITY WHERE THEY WILL BE UPFITTED FOR USE AS FLEET VEHICLES FOR VARIOUS INDUSTRIES, OR (B) AWAITING TRANSPORT TO THEIR BUYERS. NO WORK ON THE VEHICLES WILL BE PERFORMED ON SITE. TO THE EXTENT REQUIRED, STORMWATER TREATMENT AND STORAGE WILL BE PROVIDED.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

THE PROPOSED USE IS NOT EXPECTED TO GENERATE SIGNIFICANT TRAFFIC. VEHICLES WILL BE DELIVERED EITHER VIA CAR CARRIER, OR TRANSPORTED INDIVIDUALLY, BETWEEN THE PARCEL WHERE THE EXCEPTION IS SOUGHT, AND A REMOTE FACILITY WHERE THE STORED VEHICLES WILL BE UPFITTED. THE PARCEL IS BOUNDED BY I-10 TO THE NORTH, THE 295 NORTH EASTBOUND I-10 OFFRAMP TO THE WEST, VACANT LAND ZONED RMD-D TO THE SOUTH, AND THE EXISTING FLEA MARKET TO THE EAST. THE EXCEPTION SOUGHT IS NOT ANTICIPATED TO GENERATE ANY PARKING DEMAND OTHER THAN THE STORAGE OF THE VEHICLES FOR WHICH THE EXCEPTION IS SOUGHT.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE PROPOSED EXCEPTION WILL NOT BE DETRIMENTAL TO THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES. THE CURRENT LAND USE FOR THE SITE WHERE THE EXCEPTION IS SOUGHT IS CGC, WHICH EXTENDS BOTH EAST AND WEST OF THE SITE. THE LAND USE ON THE NORTH SIDE OF I-10 IS LI, AND THE FUTURE LAND USE TO THE SOUTH, WHICH IS VACANT, IS MDR. IT IS EXPECTED THAT AN APPLICATION WILL SOON BE FILED TO AMEND THE FUTURE LAND USE ON THE PROPERTY IMMEDIATELY SOUGHT TO CGC. THE BUSINESS SEEKING THIS EXCEPTION IS UNDER CONTRACT TO PURCHASE BOTH THE SITE AS WELL AS THE PROPERTY IMMEDIATELY SOUTH, AND INTENDS TO DEVELOP THE PROPERTY TO THE IMMEDIATE SOUTH WITH A FACILITY WHERE UPFITTING OF VEHICLES WILL OCCUR INDOORS.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

THE PROPOSED EXCEPTION TO PERMIT AUTOMOBILE STORAGE IS NOT EXPECTED TO CAUSE EXCESSIVE NOISE, LIGHTING, VIBRATION, FUMES, ODORS, DUST, OR PHYSICAL ACTIVITIES. THE PROPOSED USE IS PASSIVE IN NATURE, AND THE TRAFFIC GENERATED IS EXPECTED TO CONSIST PRIMARILY OF DELIVERIES AND PICK UPS OF VEHICLES.

(vii) Will not overburden existing public services and facilities.

THE PROPOSED EXCEPTION, AUTOMOBILE STORAGE, IS NOT ANTICIPATED TO REQUIRE ANY PUBLIC SERVICES AND/OR FACILITIES, OTHER THAN ELECTRICITY. HISTORICALLY, THE SITE HAS BEEN IN USE FOR OVERFLOW PARKING ASSOCIATED WITH THE FLEA MARKET LOCATED ADJACENT THERETO.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

THE PROPERTY CURRENTLY HAS ACCESS VIA RAMONA BOULEVARD.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

THE EXCEPTION SOUGHT IS CONSISTENT WITH THE DEFINITION OF AN EXCEPTION, AS IT WILL PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. SPECIFIC PROVISION IS MADE WITHIN THE ZONING CODE FOR THE EXCEPTION UNDER THE CURRENT ZONING. SEE 656.313 V.(C)(8).

On File

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☒ Agreed to and submitted

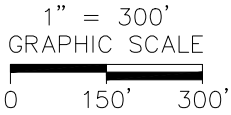
Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
43 Notifications @ \$7.00/each:	\$301.00
3) Total Application Cost:	\$1,474.00

* Applications filed to correct existing zoning violations are subject to a double fee.

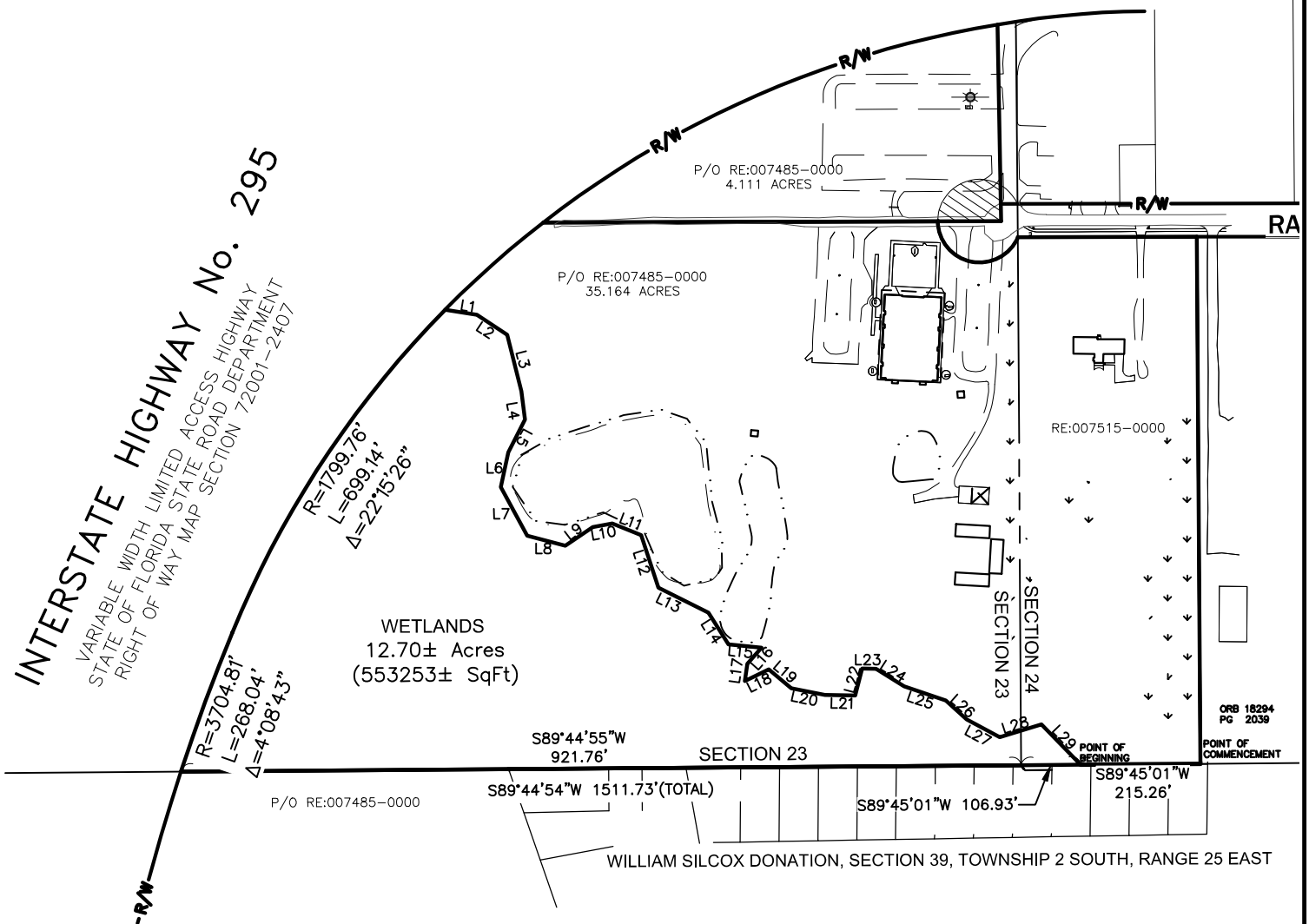
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

On File



SKETCH AND DESCRIPTION OF WETLANDS:

LEGAL DESCRIPTION: A PORTION OF SECTIONS 23 AND SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
BEING A PORTION OF OFFICIAL RECORDS BOOK 18294, PAGE 2039.



LEGEND

C/O	CARE OF	R/W	RIGHT OF WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RE:	REAL ESTATE NUMBER
IDENT	IDENTIFICATION	PB	PLAT BOOK
LB	LICENSED BUSINESS (CERTIFICATE OF AUTHORIZATION #)	P/O	PART OF
O.R.	OFFICIAL RECORD BOOK	SQ	SQUARE FEET
PG.	PAGE		

John S. Thomas
JOHN S. THOMAS P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB No. 1025098336
FILE No. #####
PARTY CHIEF: RVM
F.B. 1127
DRAWN BY: T.HODGE
CHECKED BY: J.THOMAS
SURVEY DATE 05/28/2025

REVISION:	DATE:	BY:

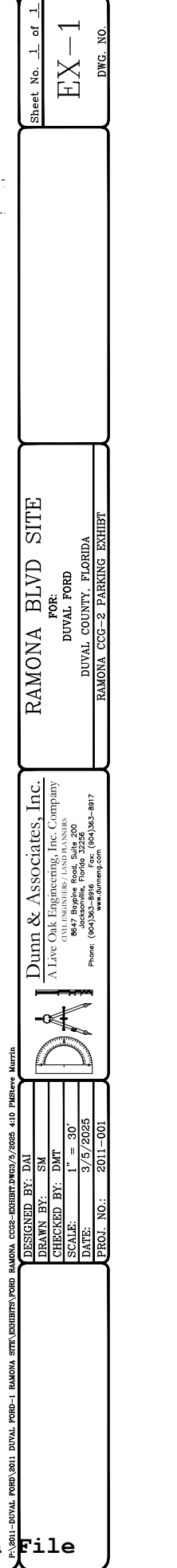
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908



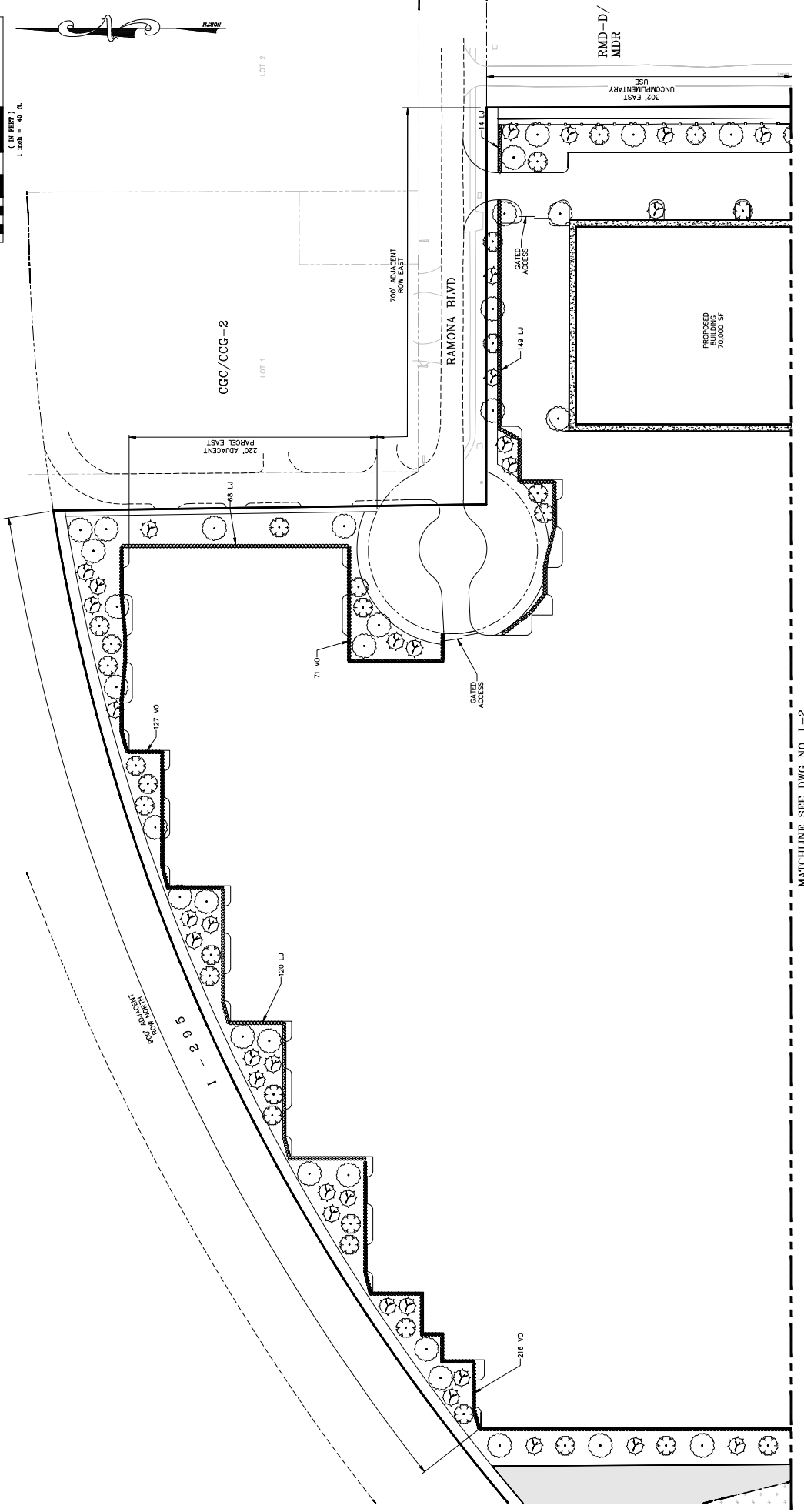
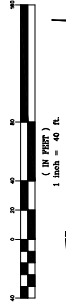
9440 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32256
(904) 886-0071

www.SAM.biz

(904) 886-7174 FAX



GRAPHIC SCALE



MATCHLINE SEE DWG NO. L-2

On File

P:\3011-DUVAL FORD\3011 DUVAL FORD-1 RAMONA SITE EXHIBITS\FORD RAMONA LANDSCAPE PLANS\DWG 1/2025 3149 PIERRE MURRIS

DESIGNED BY:	DAI
DRAWN BY:	SM
CHECKED BY:	DMT
SCALE:	1" = 40'
DATE:	7/1/2025
PROJ. NO.:	2011-001



RAMONA BLVD SITE
FOR:
DUVAL FORD
DUVAL COUNTY, FLORIDA
LANDSCAPE PLAN

Sheet No. 1 of 2
L-1
DWG. NO.

LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE AREA	GREEN AREA REQUIRED SF	GREEN AREA PROVIDED SF	TREES REQ'D	SHRUBS REQ'D	TOTAL
AREA 1	68,000 SF	24,000	16,000	147	819	
AREA 2	100,000 SF	36,000	24,000	210	1,134	
AREA 3	120,000 SF	48,000	32,000	280	1,512	
AREA 4	140,000 SF	60,000	40,000	350	1,890	
AREA 5	160,000 SF	72,000	48,000	420	2,268	
AREA 6	180,000 SF	84,000	56,000	500	2,646	
AREA 7	200,000 SF	96,000	64,000	580	3,024	
AREA 8	220,000 SF	108,000	72,000	660	3,402	
AREA 9	240,000 SF	120,000	80,000	740	3,780	
AREA 10	260,000 SF	132,000	88,000	820	4,158	
AREA 11	280,000 SF	144,000	96,000	900	4,536	
AREA 12	300,000 SF	156,000	104,000	980	4,914	
AREA 13	320,000 SF	168,000	112,000	1,060	5,292	
AREA 14	340,000 SF	180,000	120,000	1,140	5,670	
AREA 15	360,000 SF	192,000	128,000	1,220	6,048	
AREA 16	380,000 SF	204,000	136,000	1,300	6,426	
AREA 17	400,000 SF	216,000	144,000	1,380	6,804	
AREA 18	420,000 SF	228,000	152,000	1,460	7,182	
AREA 19	440,000 SF	240,000	160,000	1,540	7,560	
AREA 20	460,000 SF	252,000	168,000	1,620	7,938	
AREA 21	480,000 SF	264,000	176,000	1,700	8,316	
AREA 22	500,000 SF	276,000	184,000	1,780	8,694	
AREA 23	520,000 SF	288,000	192,000	1,860	9,072	
AREA 24	540,000 SF	300,000	200,000	1,940	9,450	
AREA 25	560,000 SF	312,000	208,000	2,020	9,828	
AREA 26	580,000 SF	324,000	216,000	2,100	10,206	
AREA 27	600,000 SF	336,000	224,000	2,180	10,584	
AREA 28	620,000 SF	348,000	232,000	2,260	10,962	
AREA 29	640,000 SF	360,000	240,000	2,340	11,340	
AREA 30	660,000 SF	372,000	248,000	2,420	11,718	
AREA 31	680,000 SF	384,000	256,000	2,500	12,096	
AREA 32	700,000 SF	396,000	264,000	2,580	12,474	
AREA 33	720,000 SF	408,000	272,000	2,660	12,852	
AREA 34	740,000 SF	420,000	280,000	2,740	13,230	
AREA 35	760,000 SF	432,000	288,000	2,820	13,608	
AREA 36	780,000 SF	444,000	296,000	2,900	13,986	
AREA 37	800,000 SF	456,000	304,000	2,980	14,364	
AREA 38	820,000 SF	468,000	312,000	3,060	14,742	
AREA 39	840,000 SF	480,000	320,000	3,140	15,120	
AREA 40	860,000 SF	492,000	328,000	3,220	15,498	
AREA 41	880,000 SF	504,000	336,000	3,300	15,876	
AREA 42	900,000 SF	516,000	344,000	3,380	16,254	
AREA 43	920,000 SF	528,000	352,000	3,460	16,632	
AREA 44	940,000 SF	540,000	360,000	3,540	17,010	
AREA 45	960,000 SF	552,000	368,000	3,620	17,388	
AREA 46	980,000 SF	564,000	376,000	3,700	17,766	
AREA 47	1,000,000 SF	57				

PLANT LIST				INCHES		TOTAL	
QTY	SY	DESCRIPTION	SIZE	SPACING	NOTES		
69	QV	QUERCUS VIRGINICA 'CATHARTICA LINEA OAK'	10-12 F x 4-7" CAL. 4" CT. MATCHED	AS SHOWN	2	N. PYN. FT. WW	136
74	MS	ILEX XANTHOPHYLLA 'PALE PALENTIA HOLL'	10-12 F x 4-7" CAL. 2" CT. MATCHED	AS SHOWN	2	N. PYN. FT. WW	136
67	QA	Ulmus ASTRAL 'WINGED ELM'	10-12 F x 4-7" CAL. 4" CT. MATCHED	AS SHOWN	2	N. PYN. FT. WW	136
70B	QV	QUERCUS VIRGINICA 'FULL MATRIM'	14-16 F x 4-7" FULL MATCHED	36" OC.		N. PYN. FT. WW	418
70C	VO	VIOLARIA ODORATA 'WALLERS VIBURNUM'	18" X 18" FULL MATCHED	36" OC.		N. PYN. FT. WW	

PLANT LIST				INCHES		TOTAL	
QTY	SY	DESCRIPTION	SIZE	SPACING	NOTES		
69	QV	QUERCUS VIRGINICA 'CATHARTICA LINEA OAK'	10-12 F x 4-7" CAL. 4" CT. MATCHED	AS SHOWN	2	N. PYN. FT. WW	136
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70B	QV	QUERCUS VIRGINICA 'FULL MATRIM'	14-16 F x 4-7" FULL MATCHED	36" OC.		N. PYN. FT. WW	418
70C	VO	VIBURNUM OBOVATUM 'WALTERS VIBURNUM'	14-16 F x 4-7" FULL MATCHED	36" OC.		N. PYN. FT. WW	418

DESIGNED BY: DAL	
DRAWN BY: SM	
CHECKED BY: DMT	
SCALE: 1" = 40'	
DATE: 7/1/2025	
PROJ. NO.: 2011-001	

RAMONA BLVD SITE
FOR:
DUVAL FORD
DUVAL COUNTY, FLORIDA
LANDSCAPE PLAN

Sheet No. 2 of 2
L-2
DWG. No.

On File

After Recording Return to:
Ashley Seger
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134

This Instrument Prepared by:
Ashley Seger
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
007485-0000; 007513-0000; 007515-0000; 007504-0000; 007514-0000

File No.: 158830

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the **20th day of February, 2018**, by **WALLER PROPERTIES, LLC**, a Florida limited liability company, whose post office address is: **2337 Jones Road, Jacksonville, Florida 32220**, hereinafter called the "Grantor", to **RMFM RE LLC**, a Delaware limited liability company, whose post office address is: **7007 East 88th Avenue, Henderson, CO 80640**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Duval** County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Dennis L. Blackburn*
Printed Name: Dennis L. Blackburn

Ralph Waller
**Ralph Waller, Manager and authorized signatory of
Waller Properties, LLC, a Florida limited liability
company**

Witness Signature: *Josephine Hopkins*
Printed Name: Josephine Hopkins

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 19 day of February, 2018 by **Ralph Waller, Manager and authorized signatory of Waller Properties, LLC**, a Florida limited liability company, who is personally known to me.

Josephine Hopkins
Notary Public Signature
Printed Name:

My Commission Expires: 9.9.18
(SEAL)

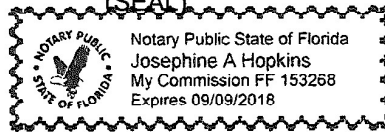


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Part of the William Silcox, Donation, Section 39, Township 2 South, Range 25 East and part of Government Lots 7, 8 and 9, Section 23, Township 2 South, Range 25 East and part of Tract 1 of E. F. Gardner Subdivision as recorded in Plat Book 14, Page 94, of the Current Public Records and part of Ramona Boulevard and Dennard Avenue closed by Ordinance #78-1248-686, all in Duval County, Florida and being more particularly described as follows:

Begin at the corner common to Sections 23, 24 and 39, Township and Range aforesaid; thence South 89°45'48" West on the line dividing said Sections 23 and 39 a distance of 922.16 feet to the Northwestern corner of Lot 24, Block 19, as shown on Map of Normandy Unit Five as recorded in Plat Book 27, Page 58 of said Public Records; thence South 18°55'06" East on the Westerly line of said Normandy Unit Five and the Westerly line of Normandy Unit Four as recorded in Plat Book 27, Page 19 and 19A, of said Current Public Records, a distance of 1742.14 feet to the Southwest corner of Lot 1, Block 19, as shown on Map of said Normandy Unit Four, said corner also being the Northwestern corner of a 50-foot Drainage and Utilities right-of-way as shown on Map of Normandy Unit Three as recorded in Plat Book 26, Page 71 and 71A of said Public Records: thence South 89°24'49" West on the Northerly line of a 50-foot easement for Utilities to the Florida Power and Light Company, a distance of 1314.19 feet to a point in the Easterly right-of-way line of Interstate Highway #295 (a limited access right-of-way); said point lying on a curve concave Westerly and having a radius of 23,068.32 feet and central angle of 00°08'12"; thence Northerly on the arc of said curve 55.12 feet to the point of tangency of said curve; said arc being subtended by a chord bearing and distance of North 00° 15'48" West 55.12 feet; thence continue on said East right-of-way line, North 00° 11'29" West a distance of 695.63 feet; thence continue on said East right-of-way line, North 05°17'04" East, a distance of 449.38 feet to the point of a curve to the right; said curve being concave Easterly and having a radius of 1868.70 feet, (3709.72 feet radius by right-of-way map); central angle of 22°57'52" and chord bearing and distance of North 16°46' East 743.99 feet; thence Northeasterly on the arc of said curve a distance of 749.98 feet to a point of compound curve; said compound curve being concave Southeasterly and having a radius of 2132.01 feet (1799.86 feet radius by right-of-way map) and central angle of 55°28'14"; thence Northeasterly on the arc of said curve, a distance of 2064.09 feet to the point of tangency of said curve; said arc being subtended by a chord bearing and distance of North 55°59'03" East, 1984.42 feet; thence continue on the easterly right-of-way line of Interstate Highway No. 10 (a limited access right-of-way); thence North 85°32'47" East, a distance of 18.79 feet to a point on the East line of Said Tract 1 of E. F. Gardner Subdivision; thence South 00°07'57" East on said East line, a distance of 242.39 feet; thence S 89°56'15" West parallel to the North right-of-way of Ramona Boulevard (a 60-Foot right-of-way as now established) a distance of 65.0 feet; thence South 00°07'57" East parallel to said East line a distance of 105.0 feet to a point on said North right-of-way line; thence South 89°56'15" West on said North right-of-way a distance of 184.13 feet to a point on a cul-de-sac on the East line of said Section 23; said curve being concave Easterly and having a radius of 75 feet; thence around the arc of said curve an arc distance of 409.51 feet to a point on said East line of said Section 23; thence South 00°08'05" East on said East line a distance of 949.54 feet to the point of beginning.

AND

A portion of William Silcox Donation, Section 39, Township 2 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

On File

For a point of beginning, commence at the Northwestern corner of William Silcox Donation; from the point of beginning thus described run North 89°48'24" East along the North line of said William Silcox Donation a distance of 250.90 feet to its intersection with the Westerly right-of-way line of interstate I-295 as now established; said Westerly right-of-way line being in a curve, said curve being concave to the West and having a radius of 2436.48 feet; thence Southeasterly along and around said curve an arc distance of 671.94 feet to the point of tangency of said curve, said curve being subtended by a chord bearing and distance of South 09°17'53" East 669.80 feet; thence continue along said Westerly right-of-way line of interstate I-295, South 02°56'22" East, 443.62 feet to its intersection with the Westerly line of the said William Silcox Donation; thence North 19°05'36" West along the said Westerly right-of-way line of the William Silcox Donation and the Easterly line of Westgate Unit One as recorded in Plat Book 31, Pages 40 and 40A, of the Current Public Records of said county, a distance of 1167.40 feet to the point of beginning.

AND

A portion of Lot Three (3), E.F. Gardner Subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 94 of the Current Public Records of Duval County, Florida, EXCEPT the North ten (10) feet heretofore deeded to Duval County for right of way, LESS AND EXCEPT that portion conveyed to Seaboard Air Line Railroad Company recorded in Official Records Book 2404, Page 247, of the Public Records of Duval County, Florida, LESS AND EXCEPT road right of ways.

AND

Part of Lot 2, E. F. Gardner's Subdivision as recorded in Plat Book 14, Page 94, of the Current Public Records of Duval County, Florida, and being more particularly described as follows: Begin at an iron at the intersection of the Northerly line of Ramona Boulevard and the West line of said Lot 2; thence Easterly along the said Northerly line of Ramona Boulevard, 249.38 feet to an iron at the intersection of the Northerly line of Ramona Boulevard and the East line of said Lot 2; thence Northerly along the said East line of said Lot 2, 368.7 feet to an iron and the Southerly right of way line of Interstate No. 10; thence Westerly along the said Southerly right of way line of Interstate No. 10, 250.09 feet to an iron that is 348.1 feet Northerly of the Point of Beginning, thence Southerly along the aforementioned West line of said Lot 2, 348.1 feet to the Point of Beginning.

Parcel 2:

A portion of Lot One (1), E.F. Gardner Subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 94, of the Current Public Records of Duval County, Florida, being more particularly described as a plot of land 65 feet East and West and 105 feet North and South, in the Southeast corner of Lot One (1).

AND

Tract 4, (except part in State and County Roads and Interstate Highway No. 10, and part in Official Records Book 2423, page 424), E.F. Gardner Subdivision, according to plat recorded in Plat Book 14, page 94, of the current public records of Duval County, Florida, being also described as that part of said Tract 4 lying South of the Southerly right of way line of Interstate Highway No. 10.

AND

Those parts of Lots Five (5), Six (6), and Seven (7), of E.F. Gardner Subdivision, according to plat thereof recorded in Plat Book 14, page 94, of the current public records of Duval County, Florida, lying between the Southerly right of way line of Interstate 10 and the Northerly line of Ramona Boulevard (a 60 foot right of way).

On File

Parcel 3:

All of Lot Eleven (11), E.F. Gardner Subdivision, as recorded in Plat Book 14, Page 94, of the current public records of Duval County, Florida, EXCEPTING therefrom the Westerly One Hundred Eighty-Four (184) feet and further EXCEPTING therefrom and part as described in Official Records Volume 1663, Page 222, of said public records.

AND

The West 92 feet of Lot 11, E.F. Gardner Subdivision, according to the map or plat thereof as recorded in Plat Book 14, Page 94, of the current public records of Duval County, Florida.

AND

A part of Lot Eleven (11), E.F. Gardner Subdivision, as recorded in Plat Book 14, Page 94, of the current public records of Duval County, Florida, and being more particularly described as follows: Beginning at the Southeasterly corner of Lot Eleven (11), thence North Eighty-nine (89) degrees, Twenty (20) minutes West along the Southerly line of said Lot Eleven (11); One Hundred Six (106) feet; thence North Zero (00) degrees Two (02) minutes West, Five Hundred Sixty-eight (568) feet to the centerline of an Eight (8) foot, more or less, wide ditch; thence Southerly along the centerline of said ditch, Fifty-two and Six tenths (52.6) feet to a point which bears South Zero (00) degrees, Two (02) minutes East, Three Hundred Eighty-five and Forty-five Hundredths (385.45) feet from the Southerly right of way line of Ramona Boulevard (as now established); thence North Zero (00) degrees, Two (02) minutes West, Three Hundred Eighty-five and Forty-five Hundredths (385.45) feet to said Southerly right of way line of Ramona Boulevard; thence South Eight-nine (89) degrees, Forty-three (43) minutes East along said Southerly right of way line, Sixty (60) feet; thence South Zero (00) degrees, Two (02) minutes East along the Easterly line of Lot Eleven (11), Nine Hundred Twenty-nine and Seventy Hundredths (929.70) feet to the point of beginning.

AND

A part of the East 92 feet of the West 184 feet of Lot 11, of E.F. Gardner Subdivision, as recorded in Plat Book 14, Page 94 of the current public records of Duval County, Florida, more particularly described as follows: Commence at the Northwest corner of said Lot 11, thence Easterly along the North line of said lot said line also being the South R/W line of Ramona Boulevard, a distance of 92 feet to the Point of Beginning; thence Southerly and parallel to the West line of said lot, a distance of 200 feet; thence Easterly and parallel to said Ramona Boulevard, a distance of 92 feet; thence Northerly and parallel to the West line of said lot a distance of 200 feet to the South R/W of Ramona Boulevard; thence Westerly along said R/W line a distance of 92 feet to the Point of Beginning.

AND

A part of the East 92 feet of the West 184 feet of Lot 11, E.F. Gardner Subdivision, as recorded in Plat Book 14, Page 94 of the current public records of Duval County, Florida, more particularly described as follows: Commence at the Northwest corner of said Lot 11, thence Easterly along the Northerly line of said lot, said line also being the South R/W line of Ramona Boulevard, a distance of 92 feet; thence Southerly and parallel to the West line of said Lot 11 a distance of 200 feet to the Point of Beginning; thence continue Southerly and parallel to said West line a distance of 734.47 feet to the South line of said Lot 11, thence Easterly along said South line a distance of 92.05 feet; thence Northerly and parallel to said West line a distance of 732.94 feet; thence Westerly and parallel to Ramona Boulevard, a distance of 92 feet to the Point of Beginning.

Parcel 4:

On File

Beginning at the intersection of the Southerly right of way line of Ramona Boulevard and the Easterly line of that certain tract of land described in a deed from W.H. Tucker and Winifred L. Tucker, his wife to J.O. Bunn and Jennie E. Bunn, his wife, recorded in Deed Book 1212, Page 414, of the current public records of said County; thence Southerly along the East line of said Tract 191 feet to a point; thence Easterly and parallel with the Southerly right of way line of said Ramona Boulevard 21 feet to a point; thence southerly along the Easterly line of said Tract 755 feet to a point on the Southerly line of said tract, thence Westerly and along the Southerly line of said Tract 56 feet to a point; thence Northerly and parallel to the Easterly line of said tract 946 feet to a point on the Southerly right of way line of said Ramona Boulevard, thence Easterly along the Southerly right of way line of Ramona Boulevard 35 feet to the point of beginning. This is the same land as that described in deed from J.O. Bunn and Jennie E. Bunn, his wife to Alfred E. Griffin and Lois A. Griffin, his wife, dated September 7, 1947 and recorded in Deed Book 1268, Page 410 of said public records.

AND

A part of the East 11 acres of the West 833.8 feet of Government Lot 12, Section 24, Township 2 South, Range 25 East lying South of Ramona Boulevard more particularly described as : Starting at the Southwest corner of said Government Lot 12, Section 24, Township 2 South, Range 25 East, running thence on the South line of said Lot 12, North 89°15' East 732.3 feet to a point of beginning; thence running North 0°20' West 946 feet to the South line of Ramona Boulevard; thence running along said line South 89°15' West 123.5 feet; thence South 0°20' East 191 feet, thence North 89°15' East 21 feet; thence South 0°20' East 755 feet to the South line of Lot 12, thence North 89°15' East 102.5 feet to the Point of Beginning. This is the same land as that described in deed from W.H. Tucker and Winifred L. Tucker, his wife, to Alfred E. Griffin and Lois A. Griffin, his wife, dated April 12, 1946 and recorded in Deed Book 1161, Page 152, of said Public Records, except the Easterly 20 feet.

Parcel 5:

Portion of Lot Twelve (12), of the E. F. Gardner Subdivision, according to the plat thereof as recorded in Plat Book 14, Page 94, of the Public Records of Duval County, Florida, being more particularly described in Warranty Deed recorded in Official Records Book 5613, page 928 as follows:

Part of the East One Hundred Twenty-One and Six Tenths (121.6) feet of Lot Twelve (12) of the E.F. Gardner Subdivision, according to plat recorded in Plat Book 14, Page 94 of the current public records of Duval County, Florida, described as follows:

Commence at the Southeast corner of said Lot Twelve (12); thence run North along the Easterly line of lot Twelve (12), Four Hundred (400) feet to a point; thence run West and parallel with the Southerly line of said Lot Twelve (12), Twenty-One and Six Tenths (21.6) feet to a point, which point is Four Hundred (400) feet North of the Southerly line of Lot Twelve (12) and is the point of beginning; thence continue West and parallel with the Southerly line of Lot Twelve (12), One Hundred (100) feet to a point, which point is Four Hundred (400) feet North of the Southerly line of said Lot Twelve (12); thence run North and parallel with the Easterly line of Lot Twelve (12), One Hundred (100) feet to a point, which point is One Hundred Twenty One and Six Tenths (121.6) feet West of the East line of said Lot Twelve; thence run East and Parallel with the Southerly line of said Lot Twelve (12) One Hundred (100) feet to a Point, which point is Twenty-One and Six Tenths (21.6) feet West of the East line of said Lot Twelve; thence run South and parallel with the East line of said Lot Twelve (12), One Hundred (100) feet to the point of beginning, together with an easement with others for ingress and egress over and upon the Easterly Twenty-One and Six Tenths (21.6) feet of Lot Twelve (12), E.F. Gardner's Subdivision, according to Plat recorded in Plat Book 14, page 94 of the current public records of Duval County, Florida.

Parcel 6:

On File

The West 7.1 acres of Lot 12, E.F. Gardner Subdivision, according to the plat thereof as recorded in Plat Book 14, Page 94, being more particularly described as follows: Beginning at the Northwest corner of said Lot 12 in the Southerly right of way line of Ramona Boulevard (County Road 405) run thence East along the South line of said Boulevard 322.2 feet; thence South parallel with the West line of said Lot 947.5 feet to the Southerly line of said lot; thence West along the Southerly line of said Lot 322.2 feet to the Southwest corner of said lot; thence North 949 feet more or less to the Point of Beginning, Public Records of Duval County, Florida.

Parcel 7:

That certain part of the East 121.6 feet of Lot 12, of the E.F. Gardner Subdivision, according to the plat thereof recorded in Plat Book 14, Page 94, of the current public records of Duval County, Florida, described as follows: Commencing at the Northeast corner of said Lot 12; thence West along the Northerly line of said Lot 12, which North line of Lot 12 is the South line of Ramona Boulevard, 21.6 feet to the point of beginning; thence continue West along said North line of Lot 12, 50 feet to a point; thence South and parallel to the East line of Lot 12, 186 feet to a point; thence East and parallel to the North line of Lot 12, 50 feet to a point; which said point is 21.6 feet West of the East line of said Lot 12; thence North and parallel to the East line and a distance of 21.6 feet from the East line of said Lot 12, 186 feet to the Point of Beginning.

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

RMFM RE LLC
7007 88TH AVE E
HENDERSON, CO 80640

Primary Site Address
7059 RAMONA BLVD
Jacksonville FL 32205-

Official Record Book/Page
18294-02039

Tile #
5423

7059 RAMONA BLVD

Property Detail

RE #	007485-0000
Tax District	GS
Property Use	3100 Theatre/Drive-in
# of Buildings	14
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00091 GARDNERS E F S/D
Total Area	3860032

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$812,837.00	\$805,533.00
Extra Feature Value	\$136,416.00	\$136,416.00
Land Value (Market)	\$6,225,001.00	\$6,225,001.00
Land Value (Agriculture)	\$0.00	\$0.00
Just (Market) Value	\$7,174,254.00	\$7,166,950.00
Assessed Value	\$7,174,254.00	\$7,166,950.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$7,174,254.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18294-02039	2/20/2018	\$11,250,000.00	SW - Special Warranty	Unqualified	Improved
18210-02130	12/5/2017	\$100.00	SW - Special Warranty	Unqualified	Improved
17595-01939	5/10/2016	\$100.00	SW - Special Warranty	Unqualified	Improved
17561-00187	5/10/2016	\$100.00	SW - Special Warranty	Unqualified	Improved
06099-01749	3/10/1986	\$976,000.00	WD - Warranty Deed	Unqualified	Improved
06014-00196	9/6/1985	\$36,500.00	WD - Warranty Deed	Unqualified	Improved
05710-01042	9/22/1983	\$100.00	WD - Warranty Deed	Unqualified	Improved
05247-01196	12/16/1980	\$100.00	QC - Quit Claim	Unqualified	Improved
04983-00478	10/15/1979	\$35,000.00	WD - Warranty Deed	Unqualified	Improved
04931-00152	1/1/1975	\$100.00	QC - Quit Claim	Unqualified	Improved
04017-00671	10/6/1975	\$100.00	QC - Quit Claim	Unqualified	Improved
03721-00392	1/1/1973	\$100.00	QC - Quit Claim	Unqualified	Improved
03274-00177	10/11/1971	\$70,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	2	0	0	470.00	\$2,369.00
1	PVAC1	Paving Asphalt	1	0	0	108,630.00	\$72,999.00
1	CDWC2	Canopy Detached Wood	3	28	30	840.00	\$6,283.00
1	CVPC2	Covered Patio	9	60	8	480.00	\$1,853.00
1	CVPC2	Covered Patio	13	30	22	660.00	\$2,548.00
1	CVPC2	Covered Patio	15	20	12	240.00	\$926.00
2	CVPC2	Covered Patio	9	60	8	480.00	\$1,853.00
2	LPWC1	Light Pole Wood	1	0	0	2.00	\$439.00
2	WMBC1	Wall Masonry/Brick	2	0	0	736.00	\$3,603.00
3	PVCC1	Paving Concrete	2	0	0	1,400.00	\$2,587.00
3	LITC1	Lighting Fixtures	1	0	0	4.00	\$985.00

3	CPAC2	Carport Aluminum	9	26	21	546.00	\$1,512.00
4	CVPC2	Covered Patio	9	30	24	720.00	\$2,779.00
4	FCBC1	Fence Chain Barbed	1	0	0	2,509.00	\$14,276.00
4	GRWC2	Garage/Util Bdg Wood	2	20	13	260.00	\$1,480.00
5	SHWC2	Shed Wood	2	20	11	220.00	\$888.00
5	PVCC1	Paving Concrete	1	0	0	1,927.00	\$3,561.00
6	DKWC2	Deck Wooden	1	24	4	96.00	\$591.00
6	FWIC1	Fence Wrought Iron	2	0	0	157.00	\$2,469.00
7	LPMC1	Light Pole Metal	2	0	0	11.00	\$5,965.00
8	LITC1	Lighting Fixtures	2	0	0	11.00	\$3,011.00
9	LPMC1	Light Pole Metal	2	0	0	2.00	\$976.00
10	LITC1	Lighting Fixtures	2	0	0	10.00	\$2,463.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	651,658.00	Square Footage	\$2,932,461.00
2	1000	COMMERCIAL	PUD	0.00	0.00	Common	704,844.00	Square Footage	\$3,171,798.00
3	9613	CONSERVATION EASEMENT	PUD	0.00	0.00	Common	18.96	Acreage	\$3,792.00
4	0101	RES MD 8-19 UNITS PER AC	RMD-D	0.00	0.00	Common	33.36	Acreage	\$116,760.00
5	9608	POND / LAKE	RMD-D	0.00	0.00	Common	1.12	Acreage	\$190.00

Legal

LN	Legal Description
1	14-94 24-2S-25E 84.582
2	E F GARDNER S/D
3	PT TRACTS 1 TO 7 LYING S OF I-10,
4	PT GOVT LOTS 6,7,8,9 OF SEC 23,
5	PT CLOSED RD ORD #78-1248-686,
6	PT 39-2S-25E RECD O/R 18294-2039
7	BEING PARCELS 1A,1B

Buildings

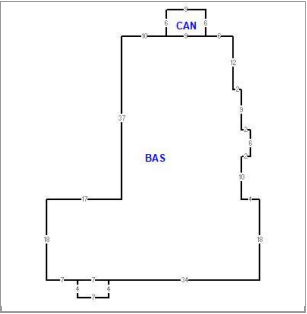
Building 1

Building 1 Site Address
7059 RAMONA BLVD Unit
Jacksonville FL 32205-

Building Type	1701 - OFFICE 1-2 STY
Year Built	1937
Building Value	\$44,690.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1851	1851	1851
Canopy	54	0	14
Stoop	28	0	3
Total	1933	1851	1868

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Stories	1.000	
Baths	4.000	
Rooms / Units	5.000	
Avg Story Height	8.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$7,174,254.00	\$0.00	\$7,174,254.00	\$74,182.88	\$81,190.32	\$78,629.82
Public Schools: By State Law	\$7,174,254.00	\$0.00	\$7,174,254.00	\$20,864.73	\$22,182.79	\$22,591.73
By Local Board	\$7,174,254.00	\$0.00	\$7,174,254.00	\$14,735.76	\$16,127.72	\$15,879.49
FL Inland Navigation Dist.	\$7,174,254.00	\$0.00	\$7,174,254.00	\$188.79	\$206.62	\$190.84
Water Mgmt Dist. SJRWMD	\$7,174,254.00	\$0.00	\$7,174,254.00	\$1,175.32	\$1,286.34	\$1,209.58
School Board Voted	\$7,174,254.00	\$0.00	\$7,174,254.00	\$6,555.05	\$7,174.25	\$7,174.25
			Totals	\$117,702.53	\$128,168.04	\$125,675.71
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$6,555,053.00	\$6,555,053.00	\$0.00	\$6,555,053.00		
Current Year	\$7,174,254.00	\$7,174,254.00	\$0.00	\$7,174,254.00		

On File

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2024</u>
<u>2023</u>
<u>2022</u>
<u>2021</u>
<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

Detail by Entity Name

Foreign Limited Liability Company
RMFM RE LLC

Filing Information

Document Number M18000000894
FEI/EIN Number 82-4129205
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

7007 E 88TH AVE
HENDERSON, CO 80640

Mailing Address

7007 E 88TH AVE
HENDERSON, CO 80640

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MBR

RMFM HOLDINGS LLC
7007 E 88TH AVE
HENDERSON, CO 80640

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	01/19/2023
2024	02/01/2024

Document Images

[02/01/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)

On File

01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
02/18/2020 -- ANNUAL REPORT	View image in PDF format
04/11/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Foreign Limited Liability Company
RMFM HOLDINGS LLC

Filing Information

Document Number M18000000920
FEI/EIN Number 30-1018904
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

7007 E. 88TH AVENUE
HENDERSON, CO 80640

Mailing Address

7007 E. 88TH AVENUE
HENDERSON, CO 80640

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MBR

UNITED FLEA MARKETS, LLC
7007 E. 88TH AVENUE
HENDERSON, CO 80640

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	02/05/2024
2025	02/08/2025

Document Images

02/08/2025 -- ANNUAL REPORT

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On File

02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
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02/18/2020 -- ANNUAL REPORT	View image in PDF format
04/11/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

2024 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M18000000920

Entity Name: RMFM HOLDINGS LLC

Current Principal Place of Business:

7007 E. 88TH AVENUE
HENDERSON, CO 80640

Current Mailing Address:

7007 E. 88TH AVENUE
HENDERSON, CO 80640 US

FEI Number: 30-1018904

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MBR
Name UNITED FLEA MARKETS, LLC
Address 7007 E. 88TH AVENUE
City-State-Zip: HENDERSON CO 80640

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT B SIEBAN

CEO

02/05/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

On File

2024 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M18000000894

Entity Name: RMFM RE LLC

Current Principal Place of Business:

7007 E 88TH AVE
HENDERSON, CO 80640

Current Mailing Address:

7007 E 88TH AVE
HENDERSON, CO 80640

FEI Number: 82-4129205

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MBR
Name RMFM HOLDINGS LLC
Address 7007 E 88TH AVE
City-State-Zip: HENDERSON CO 80640

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: AMY TANG

CONTROLLER

02/01/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

On File



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

RMFM RE LLC, a Delaware limited liability company
Owner Name

7046 & 7059 Ramona Boulevard, Jacksonville, Florida 32205
Address(es) for Subject Property

007485 0000; 007515 0000
Real Estate Parcel Number(s) for Subject Property

Smith Hulsey & Busey; John W. Wallace; Duval Ford, LLC
Appointed or Authorized Agent(s)

small & large scale land use amendment; conventional rezoning; PUD rezoning; use by exception; variance requests
Type of Request(s)/Application(s)

STATE OF Colorado
COUNTY OF Adam

BEFORE ME, the undersigned authority, this day personally appeared Robert Sieban,
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Chief Executive Officer of RMFM RE LLC, a Delaware limited liability company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Robert Sieban
Signature of Affiant

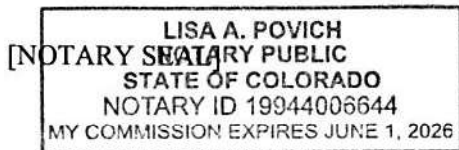
Robert Sieban
Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2025, by Robert Sieban, as Chief Executive Officer for RMFM RE LLC, a Delaware limited liability company, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Known to me.



[Signature]
Notary Public Signature

Lisa A. Povich
Printed/Typed Name – Notary Public

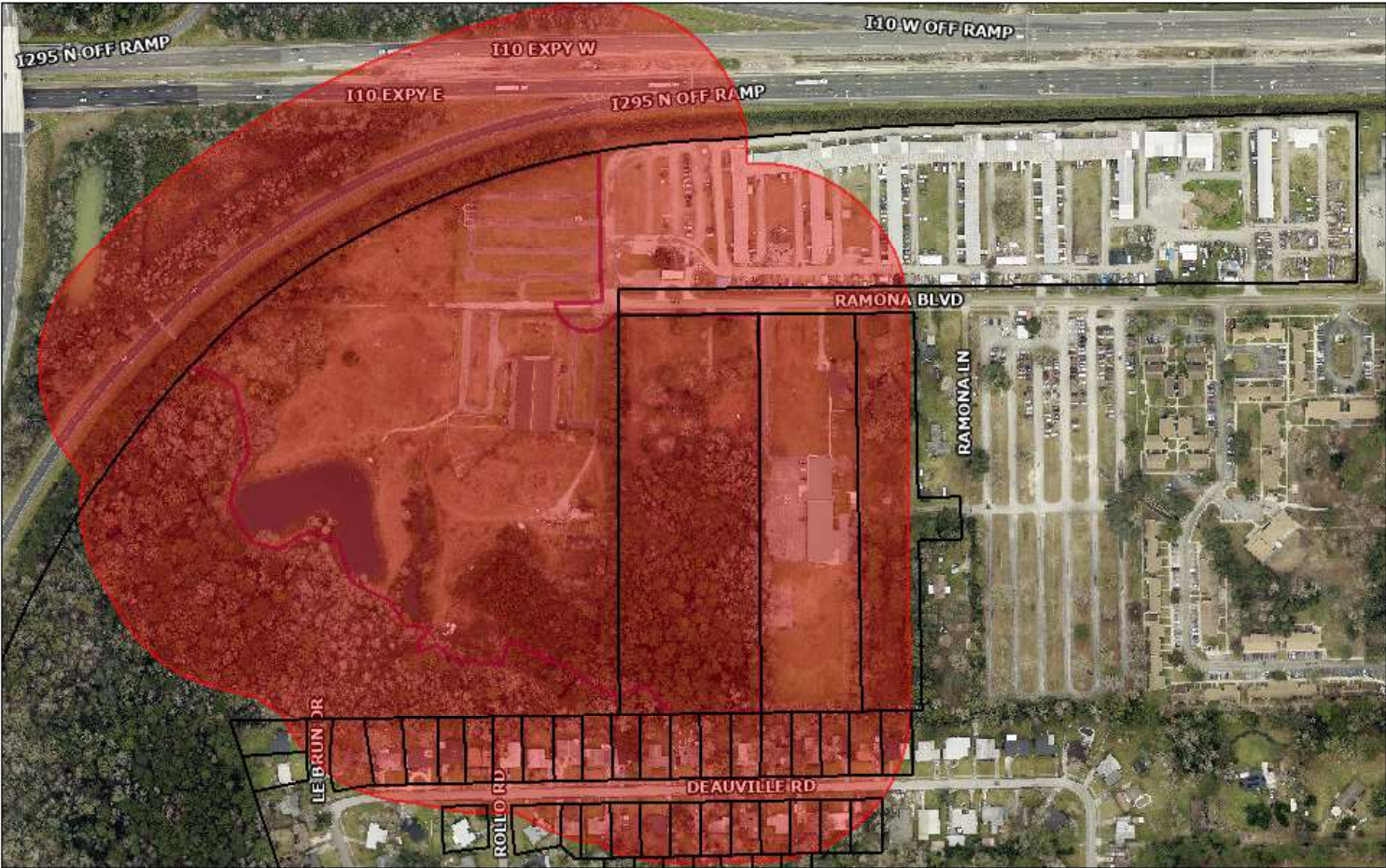
My commission expires: 6/1/26

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

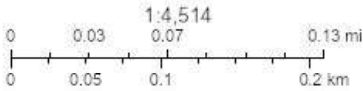
RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
011281 0000	7019 BERNAY LAND TRUST		1919 BLANDING BLVD			JACKSONVILLE	FL	32210
011232 0000	BARROW VIVIAN DENISE		7029 DEAUVILLE RD			JACKSONVILLE	FL	32205-4529
011239 0000	BOWEN WANDA GAIL		7079 DEAUVILLE RD			JACKSONVILLE	FL	32205
011278 0000	BOYER DAVID MARK		6973 BERNAY AVE			JACKSONVILLE	FL	32205
011238 0000	BRANTLEY ELAINE KAY		7073 DEAUVILLE RD			JACKSONVILLE	FL	32205-4529
011237 0000	BROOKEN MAI TRAM T		7065 DEAUVILLE RD			JACKSONVILLE	FL	32205
011313 0000	BURNETT ALAN IRA		6900 WESTCLIFF DR STE 603			LAS VEGAS	NV	89145
011224 0000	CASH NOW PROPERTIES LLC		5314 OXFORD GABLE LN E			JACKSONVILLE	FL	32257
011223 0000	CHEUNG SHUN		6943 DEAUVILLE RD			JACKSONVILLE	FL	32205
011312 0000	CREVELING CHRISTINE M		1911 CREEKSIDE CIR			ATLANTIC BEACH	FL	32233
011248 0000	CROSS ALETHA A		7070 DEAUVILLE RD			JACKSONVILLE	FL	32205
011277 0000	DAISY VENTURES LLC		98 LOGAN ST			CHARLESTON	SC	29401
011293 0000	DOREVI HOLDINGS 3 LLC		264 N BRIDGE CREEK DR			ST JOHNS	FL	32259
011230 0000	GAITHER LEON		7017 DEAUVILLE RD			JACKSONVILLE	FL	32205-4529
011235 0000	GREEN PEGGY M B/E		7051 DEAUVILLE RD			JACKSONVILLE	FL	32205-4529
011292 0000	HADAR FAMILY TRUST		5424 REEF WAY			OXNARD	CA	93035
011234 0000	HART ERIN M		7045 DEAUVILLE RD			JACKSONVILLE	FL	32205
011225 0000	HOLLOWAY LYNETTE		6957 DEAUVILLE RD			JACKSONVILLE	FL	32205
011241 0000	HORGAN THOMAS E		745 LE BRUN DR			JACKSONVILLE	FL	32205-4541
011288 0000	HOWELL WILLIAM T		7044 DEAUVILLE RD			JACKSONVILLE	FL	32205-4530
007507 0000	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL		C/O NEW BEGENNING CHRISTIAN CENTER	7010 RAMONA BLVD		JACKSONVILLE	FL	32205
011291 0000	JACKSON DARRELL C		7024 DEAUVILLE RD			JACKSONVILLE	FL	32205-4530
011279 0000	JOHNSON HYACINTH C ESTATE		7007 BERNAY AVE			JACKSONVILLE	FL	32205
011236 0000	LOPERENA CHRISTIAN		11840 NW 23 ST			PEMBROKE PINES	FL	33026
011297 0000	MACIK NICHOLAS WAYNE		6956 DEAUVILLE RD			JACKSONVILLE	FL	32205
011229 0000	MCCOY ANGELA		7009 DEAUVILLE RD			JACKSONVILLE	FL	32205
011231 0000	MCLENDON KARL A ET AL		C/O KEVIN MAURICE TYRE	16288 SW 28TH CT		MIRAMAR	FL	33027-5211
011227 0000	MOODY LINDA KAY		6971 DEAUVILLE RD			JACKSONVILLE	FL	32205
011290 0000	MORALES ERICK		103 ORANGE DALE AVE			JACKSONVILLE	FL	32218-2619
011240 0000	PEREZ ACEVEDO JAZMIN		7087 DEAUVILLE RD			JACKSONVILLE	FL	32205
011294 0000	PERRY SEAN RENNARD		7002 DEAUVILLE RD			JACKSONVILLE	FL	32205-4530
011295 0000	REAGAN REMODELING LLC		800 GOVERNORS DR APT 24			WINTHROP	MA	02152-3239
011233 0000	REESE SUSAN E		7037 DEAUVILLE RD			JACKSONVILLE	FL	32205-4529
011289 0000	RENTALSJAX LLC		200 E PALMETTO PARK RD STE 103			BOCA RATON	FL	33432
011280 0000	RH EVERGREEN OWNERCO LLC		5001 PLAZA ON THE LAKE STE 200			AUSTIN	TX	78746
007485 0000	RMFM RE LLC		7007 88TH AVE E			HENDERSON	CO	80640
011287 0000	RODRIGUEZ MONTALVO FRANKLIN MANUEL		7054 DEAUVILLE RD			JACKSONVILLE	FL	32205-4530
011283 0000	ROWELL JOURNY P		7035 BERNAY AVE			JACKSONVILLE	FL	32205-4588
011226 0000	SFR WORKFORCE OWNER 2 LLC		71 S WACKER DR STE 2775			CHICAGO	IL	60606
011228 0000	STODDARD THERON		27001 GRAND OAK LN			TAVARES	FL	32778
011298 0000	SURAN LLC		11761 STONEWALL SPRING AVE			LAS VEGAS	NV	89138
011282 0000	TERRY GREGORY S SR		7027 BERNAY AVE			JACKSONVILLE	FL	32205-4588
011296 0000	VILLALPANDO RAYMOND E		6962 DEAUVILLE RD			JACKSONVILLE	FL	32205-4528
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219

Land Development Review



July 21, 2025

219285_T-2025-6158_REVISED



Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR783451

User: Jamieson, Payton - PDCU

REZONING/VARIANCE/EXCEPTION

Date: 7/21/2025

Email: PJamieson@coj.net

Name: John Wallace

Address: 1 Independent Drive, Suite 3300, Jacksonville, FL 32202

Description: Zoning Exception (Z-6158), 7059 Ramona Blvd

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1474.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1474.00

Total Due: \$1,474.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR783451

REZONING/VARIANCE/EXCEPTION

Date: 7/21/2025

Name: John Wallace

Address: 1 Independent Drive, Suite 3300, Jacksonville, FL 32202

Description: Zoning Exception (Z-6158), 7059 Ramona Blvd

Total Due: \$1,474.00

On File

**Jim Overton
Duval County**

Date/Time: 07/22/2025 10:55AM

Drawer: A13

Clerk: MAW

Transaction: 7626663

Item	Paid
CR Processing:	\$4,845.00
CR778862	
John W. Wallace, Smith, Hulsey and Buscy 1 Independent Drive, Suite 3300, Jacksonville, Florida, 32202	
CR Processing:	\$1,474.00
CR783451	
John Wallace 1 Independent Drive, Suite 3300, Jacksonville, FL 32202	
CR Processing:	\$2,728.00
CR783445	
John Wallace 1 Independent Drive, Suite 3300, Jacksonville, FL 32202	
Total:	\$9,047.00

Receipt: 013-26-00588698

Total Tendered	\$9,047.00
Cash:	\$9,047.00
Cash	
Balance:	\$0.00

Paid By: DUVAL FORD