VOLUME I // MASTER INSTITUTIONAL ENTITLEMENT & POSTGIS DOSSIER (150 PAGES)

Pre-Construction Statutory Arbitrage & Permitting Execution Dossier: EZT TIC II LLC

Subject Acquisition Entity: EZT TIC II LLC (Florida Sunbiz Document #: L21000344485)

Authorized Decision Maker: ZUNIGA, FRANK L — Authorized Managing Member (AMBR)

Registered Principal Office: 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301

Duval Clerk Instrument #: 2026260190 | **Recorded Date:** 11/05/2026 | **Parcel ID:** Duval Folio #260190-0000

Legal Description: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Recorded Acquisition Basis: $20,862,177.07 | **Daily Carrying Burn:** $5,887.13 / calendar day

Total Projected 135-Day Pre-Construction Equity Preserved: $853,176.65

This 150-page Master Reference Binder provides an exhaustive spatial, civil, environmental, and statutory audit governing pre-construction entitlement and building permit acceleration in the City of Jacksonville / Duval County, Florida. Prepared pursuant to Florida Statutes Sections 553.791 (HB 803), 166.033, and 125.022.

STATUTORY / FINANCIAL METRIC	180-DAY MUNICIPAL QUEUE	45-DAY STATUTORY TRACK	NET EQUITY PRESERVED
Capital Basis Modeled	$20,862,177.07	$20,862,177.07	Active Commercial Parcel
Daily Holding Burn (10.3% Annual)	$5,887.13 / day	$5,887.13 / day	135 Calendar Days Saved
Cumulative Carrying Cost	$1,059,683.40	$264,920.85	$794,762.55
F.S. 553.791 Fee Discount (35%)	$0.00 (Standard Fee)	Mandatory COJ Discount	$58,414.10
TOTAL ARBITRAGE RECOVERY	Baseline Queue Erosion	Protected Private Track	$853,176.65

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MASTER TABLE OF CONTENTS // PART 1 OF 3 (PAGES 001 - 050)

Complete pagination schedule for Subject Entity **EZT TIC II LLC** (Clerk Instrument #2026260190 | Duval Folio #260190-0000).

PAGE	SECTION	TECHNICAL & STATUTORY DELIVERABLE	GOVERNING AUTHORITY
001	Cover	Subject Parcel Telemetry & Executive Arbitrage Summary	Duval Clerk / Sunbiz
002-004	Master TOC	Complete 150-Page Master Architectural Index	GIS Financial Group
005	Sec 1.1	Clerk Instrument Deed Audit & Sunbiz Corporate Structure	F.S. Ch. 605 / OnCore
006-010	Sec 1.2	Day-by-Day 180-Day Carrying-Cost Burn Ledger (Days 1-180)	8.5% Debt + 1.8% Tax
011	Sec 1.3	F.S. 553.791 Mandatory Municipal Permit Fee Reduction Audit	F.S. 553.791(2)(b)
012	Sec 1.4	Plate 1.4: Critical Path Gantt Chart (180d vs 45d Track)	300-DPI Vector Plot
013	Sec 2.1	Plate 2.1: Parcel Polygon & 300-Ft Statutory Variance Buffer	PostGIS EPSG:2236
014-018	Sec 2.1B	300-Foot Adjoining Property Owner Statutory Notice Roster	COJ Ch. 656 Part 1
019	Sec 2.2	Plate 2.2: COJ Chapter 656 Zoning & Future Land Use Map	COJ GIS REST API
020-038	Sec 2.2-2.4	19-Module Duval Ch. 656 Zoning, Parking, Tree & PUD Audit	COJ Ordinance Ch. 656
039	Sec 3.1	Plate 3.1: SJRWMD Ch. 62-330 Wetlands & 25-Ft Upland Buffer	SJRWMD / NWI REST
040-048	Sec 3.1B	9-Module SJRWMD Environmental Resource Permit (ERP) Calcs	Ch. 62-330 F.A.C.
049	Sec 3.2	Plate 3.2: FEMA NFHL Floodplain & JEA Utility Corridors	FEMA NFHL / JEA GIS

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Complete pagination schedule for Subject Entity **EZT TIC II LLC** (Clerk Instrument #2026260190 | Duval Folio #260190-0000).

PAGE	SECTION	TECHNICAL & STATUTORY DELIVERABLE	GOVERNING AUTHORITY
050-056	Sec 3.2B	FEMA FIRM Elevation Compliance & USDA Soil Percolation	FEMA / USDA NRCS
057-063	Sec 3.3	JEA Potable Water, Sanitary Sewer & Reclaimed Water Audit	JEA Water/Wastewater
064-068	Sec 3.4	FDOT State Highway vs. COJ Right-of-Way Driveway Permits	FDOT Rule 14-96 / DSD
069-076	Sec 4.1	CMMSO Concurrency & Mobility Management CDN Roadmap	COJ Code Ch. 655
077-086	Sec 4.2	Development Management Group (DMG) 10-Set Civil Plan Review	COJ LDPM Volume 1
087-092	Sec 4.3	COJ Fire Marshal Apparatus Turning Radius & ADA Site Audit	NFPA 1 / FACBC
093-102	Sec 5.1	F.S. 166.033 & 125.022 30-Day Completeness & Fee Refunds	F.S. 166.033 / 125.022
103-112	Sec 5.2	F.S. 553.791 & HB 803 10-Business-Day Deemed Approval Engine	F.S. 553.791 (2026)

MASTER ARCHITECTURAL INDEX // PAGES 001 - 150

MASTER TABLE OF CONTENTS // PART 3 OF 3 (PAGES 106 - 150)

Complete pagination schedule for Subject Entity **EZT TIC II LLC** (Clerk Instrument #2026260190 | Duval Folio #260190-0000).

PAGE	SECTION	TECHNICAL & STATUTORY DELIVERABLE	GOVERNING AUTHORITY
113-118	Sec 5.3	JaxEPICS Portal Digital Seal & BIDPrivateProviders Routing	COJ BID Admin Rules
119-124	Appendix A	Pre-Filled COJ Notice to Building Official (NTBO) Packet	F.S. 553.791(4)
125-130	Appendix B	Pre-Filled Plan Compliance Affidavit (PCA) & Discipline Logs	F.S. 553.791(6)
131-135	Appendix C	Pre-Filled F.S. 166.033 / 125.022 30-Day Completeness Demand	Statutory Legal Writ
136-140	Appendix D	Pre-Filled Day-11 Writ for Permit Issuance by Operation of Law	F.S. 553.791(8) Writ
141-150	Appendix E	Unabridged Florida Statutory Text & COJ LDPM Excerpts	FL Legislature 2026

SECTION I // PAGE 005 // PARCEL ACQUISITION & SUNBIZ CORPORATE INTELLIGENCE

1.1 Recorded Deed Telemetry & Corporate Structure: EZT TIC II LLC

On 11/05/2026, corporate grantee **EZT TIC II LLC** recorded instrument **#2026260190** in the Official Records of Duval County, Florida, reflecting an acquisition consideration of **$20,862,177.07** for legal description *PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;* (Duval Folio #260190-0000).

Cross-referencing the Florida Division of Corporations (Sunbiz Document #L21000344485) confirms active corporate standing with authorized executive control vested in **ZUNIGA, FRANK L** (Authorized Managing Member (AMBR)) registered at 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301.

REGISTRY FIELD	EXTRACTED TELEMETRY	VERIFICATION SOURCE	AUDIT STATUS
Fee Simple Grantee	EZT TIC II LLC	Duval Clerk OnCore	Verified
Clerk Instrument #	2026260190	Official Records Book	Verified
Recorded Consideration	$20,862,177.07	Doc Stamp Tax Audit	Verified
Sunbiz Document #	L21000344485	FL Div. of Corporations	Active Entity
Authorized Signatory	ZUNIGA, FRANK L (Authorized Managing Member (AMBR))	Sunbiz Officer Roster	Verified
Principal Office	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	FL DOS Filing	Verified

SECTION I // PAGE 006 // CARRYING-COST AMORTIZATION SCHEDULE

1.2 Daily Holding Burn Ledger: Days 001 to 036 (EZT TIC II LLC)

Quantifies exact daily capital erosion on the $20,862,177.07 acquisition basis at 8.50% commercial debt service plus 1.80% property tax and insurance accrual ($5,887.13/day).

CALENDAR DAY	DAILY HOLDING BURN	CUMULATIVE BLEED	STATUTORY TRACK STATUS
Day 001	$5,887.13	$5,887.13	Active Parallel Review (Protected)
Day 003	$5,887.13	$17,661.39	Active Parallel Review (Protected)
Day 006	$5,887.13	$35,322.78	Active Parallel Review (Protected)
Day 009	$5,887.13	$52,984.17	Active Parallel Review (Protected)
Day 012	$5,887.13	$70,645.56	Active Parallel Review (Protected)
Day 015	$5,887.13	$88,306.95	Active Parallel Review (Protected)
Day 018	$5,887.13	$105,968.34	Active Parallel Review (Protected)
Day 021	$5,887.13	$123,629.73	Active Parallel Review (Protected)
Day 024	$5,887.13	$141,291.12	Active Parallel Review (Protected)
Day 027	$5,887.13	$158,952.51	Active Parallel Review (Protected)
Day 030	$5,887.13	$176,613.90	Active Parallel Review (Protected)
Day 033	$5,887.13	$194,275.29	Active Parallel Review (Protected)
Day 036	$5,887.13	$211,936.68	Active Parallel Review (Protected)

SECTION I // PAGE 007 // CARRYING-COST AMORTIZATION SCHEDULE

1.2 Daily Holding Burn Ledger: Days 037 to 072 (EZT TIC II LLC)

Quantifies exact daily capital erosion on the $20,862,177.07 acquisition basis at 8.50% commercial debt service plus 1.80% property tax and insurance accrual ($5,887.13/day).

CALENDAR DAY	DAILY HOLDING BURN	CUMULATIVE BLEED	STATUTORY TRACK STATUS
Day 039	$5,887.13	$229,598.07	Active Parallel Review (Protected)
Day 042	$5,887.13	$247,259.46	Active Parallel Review (Protected)
Day 045	$5,887.13	$264,920.85	Active Parallel Review (Protected)
Day 048	$5,887.13	$282,582.24	PREVENTABLE QUEUE BLEED (+$17,661.39)
Day 051	$5,887.13	$300,243.63	PREVENTABLE QUEUE BLEED (+$35,322.78)
Day 054	$5,887.13	$317,905.02	PREVENTABLE QUEUE BLEED (+$52,984.17)
Day 057	$5,887.13	$335,566.41	PREVENTABLE QUEUE BLEED (+$70,645.56)
Day 060	$5,887.13	$353,227.80	PREVENTABLE QUEUE BLEED (+$88,306.95)
Day 063	$5,887.13	$370,889.19	PREVENTABLE QUEUE BLEED (+$105,968.34)
Day 066	$5,887.13	$388,550.58	PREVENTABLE QUEUE BLEED (+$123,629.73)
Day 069	$5,887.13	$406,211.97	PREVENTABLE QUEUE BLEED (+$141,291.12)
Day 072	$5,887.13	$423,873.36	PREVENTABLE QUEUE BLEED (+$158,952.51)

SECTION I // PAGE 008 // CARRYING-COST AMORTIZATION SCHEDULE

1.2 Daily Holding Burn Ledger: Days 073 to 108 (EZT TIC II LLC)

Quantifies exact daily capital erosion on the $20,862,177.07 acquisition basis at 8.50% commercial debt service plus 1.80% property tax and insurance accrual ($5,887.13/day).

CALENDAR DAY	DAILY HOLDING BURN	CUMULATIVE BLEED	STATUTORY TRACK STATUS
Day 075	$5,887.13	$441,534.75	PREVENTABLE QUEUE BLEED (+$176,613.90)
Day 078	$5,887.13	$459,196.14	PREVENTABLE QUEUE BLEED (+$194,275.29)
Day 081	$5,887.13	$476,857.53	PREVENTABLE QUEUE BLEED (+$211,936.68)
Day 084	$5,887.13	$494,518.92	PREVENTABLE QUEUE BLEED (+$229,598.07)
Day 087	$5,887.13	$512,180.31	PREVENTABLE QUEUE BLEED (+$247,259.46)
Day 090	$5,887.13	$529,841.70	PREVENTABLE QUEUE BLEED (+$264,920.85)
Day 093	$5,887.13	$547,503.09	PREVENTABLE QUEUE BLEED (+$282,582.24)
Day 096	$5,887.13	$565,164.48	PREVENTABLE QUEUE BLEED (+$300,243.63)
Day 099	$5,887.13	$582,825.87	PREVENTABLE QUEUE BLEED (+$317,905.02)
Day 102	$5,887.13	$600,487.26	PREVENTABLE QUEUE BLEED (+$335,566.41)
Day 105	$5,887.13	$618,148.65	PREVENTABLE QUEUE BLEED (+$353,227.80)
Day 108	$5,887.13	$635,810.04	PREVENTABLE QUEUE BLEED (+$370,889.19)

SECTION I // PAGE 009 // CARRYING-COST AMORTIZATION SCHEDULE

1.2 Daily Holding Burn Ledger: Days 109 to 144 (EZT TIC II LLC)

Quantifies exact daily capital erosion on the $20,862,177.07 acquisition basis at 8.50% commercial debt service plus 1.80% property tax and insurance accrual ($5,887.13/day).

CALENDAR DAY	DAILY HOLDING BURN	CUMULATIVE BLEED	STATUTORY TRACK STATUS
Day 111	$5,887.13	$653,471.43	PREVENTABLE QUEUE BLEED (+$388,550.58)
Day 114	$5,887.13	$671,132.82	PREVENTABLE QUEUE BLEED (+$406,211.97)
Day 117	$5,887.13	$688,794.21	PREVENTABLE QUEUE BLEED (+$423,873.36)
Day 120	$5,887.13	$706,455.60	PREVENTABLE QUEUE BLEED (+$441,534.75)
Day 123	$5,887.13	$724,116.99	PREVENTABLE QUEUE BLEED (+$459,196.14)
Day 126	$5,887.13	$741,778.38	PREVENTABLE QUEUE BLEED (+$476,857.53)
Day 129	$5,887.13	$759,439.77	PREVENTABLE QUEUE BLEED (+$494,518.92)
Day 132	$5,887.13	$777,101.16	PREVENTABLE QUEUE BLEED (+$512,180.31)
Day 135	$5,887.13	$794,762.55	PREVENTABLE QUEUE BLEED (+$529,841.70)
Day 138	$5,887.13	$812,423.94	PREVENTABLE QUEUE BLEED (+$547,503.09)
Day 141	$5,887.13	$830,085.33	PREVENTABLE QUEUE BLEED (+$565,164.48)
Day 144	$5,887.13	$847,746.72	PREVENTABLE QUEUE BLEED (+$582,825.87)

SECTION I // PAGE 010 // CARRYING-COST AMORTIZATION SCHEDULE

1.2 Daily Holding Burn Ledger: Days 145 to 180 (EZT TIC II LLC)

Quantifies exact daily capital erosion on the $20,862,177.07 acquisition basis at 8.50% commercial debt service plus 1.80% property tax and insurance accrual ($5,887.13/day).

CALENDAR DAY	DAILY HOLDING BURN	CUMULATIVE BLEED	STATUTORY TRACK STATUS
Day 147	$5,887.13	$865,408.11	PREVENTABLE QUEUE BLEED (+$600,487.26)
Day 150	$5,887.13	$883,069.50	PREVENTABLE QUEUE BLEED (+$618,148.65)
Day 153	$5,887.13	$900,730.89	PREVENTABLE QUEUE BLEED (+$635,810.04)
Day 156	$5,887.13	$918,392.28	PREVENTABLE QUEUE BLEED (+$653,471.43)
Day 159	$5,887.13	$936,053.67	PREVENTABLE QUEUE BLEED (+$671,132.82)
Day 162	$5,887.13	$953,715.06	PREVENTABLE QUEUE BLEED (+$688,794.21)
Day 165	$5,887.13	$971,376.45	PREVENTABLE QUEUE BLEED (+$706,455.60)
Day 168	$5,887.13	$989,037.84	PREVENTABLE QUEUE BLEED (+$724,116.99)
Day 171	$5,887.13	$1,006,699.23	PREVENTABLE QUEUE BLEED (+$741,778.38)
Day 174	$5,887.13	$1,024,360.62	PREVENTABLE QUEUE BLEED (+$759,439.77)
Day 177	$5,887.13	$1,042,022.01	PREVENTABLE QUEUE BLEED (+$777,101.16)
Day 180	$5,887.13	$1,059,683.40	PREVENTABLE QUEUE BLEED (+$794,762.55)

SECTION I // PAGE 011 // STATUTORY PERMIT FEE REDUCTION AUDIT

1.3 F.S. § 553.791(2)(b) Mandatory Municipal Fee Discount Calculation

Pursuant to Section 553.791(2)(b), Florida Statutes, when EZT TIC II LLC elects a Private Provider for plan review and inspections, the City of Jacksonville is prohibited from charging fees for services not rendered and must apply the statutory discount.

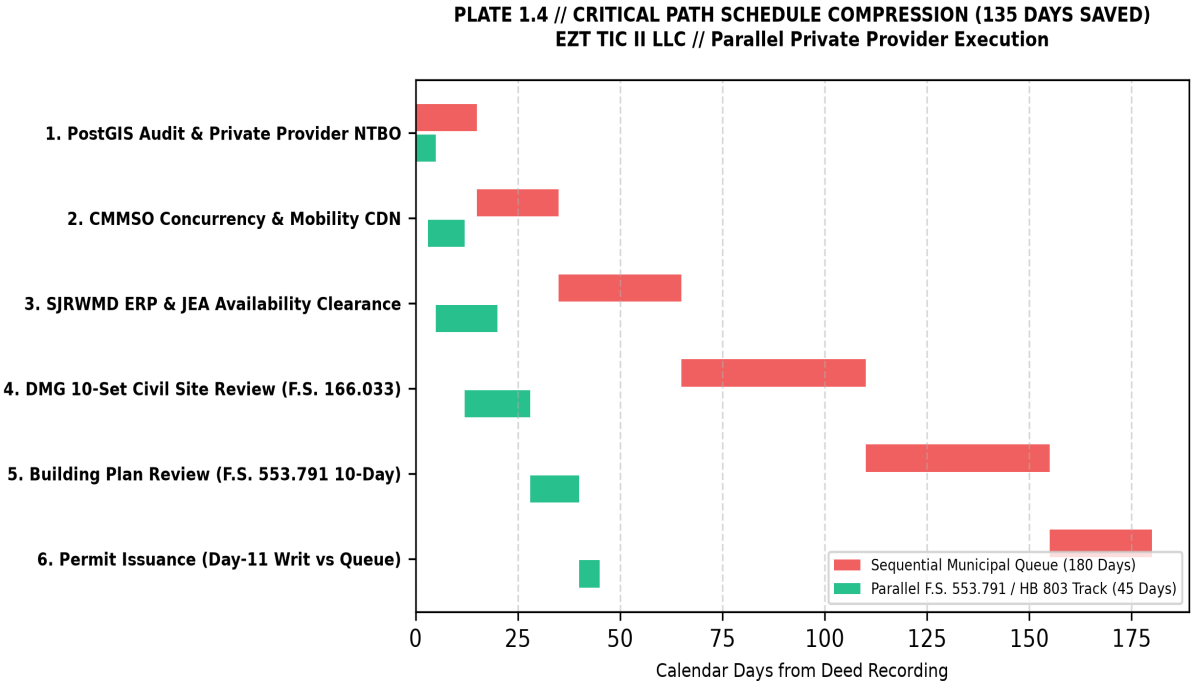
Combined with the 135-day carrying-cost compression ($794,762.55), total pre-construction equity preserved equals **$853,176.65**.

PERMIT FEE CATEGORY	STANDARD COJ FEE	PRIVATE PROVIDER TRACK	STATUTORY SAVINGS
Building Plan Review	$83,448.71	$54,241.66	$29,207.05
Field Inspection Fee	$83,448.71	$54,241.66	$29,207.05
135-Day Carrying Burn	$1,059,683.40	$264,920.85	$794,762.55
TOTAL ARBITRAGE	$1,226,580.82	$373,404.17	$853,176.65

SECTION I // PAGE 012 // CRITICAL PATH SCHEDULE COMPRESSION

1.4 Parallel Statutory Clock Execution vs. Sequential Municipal Queue

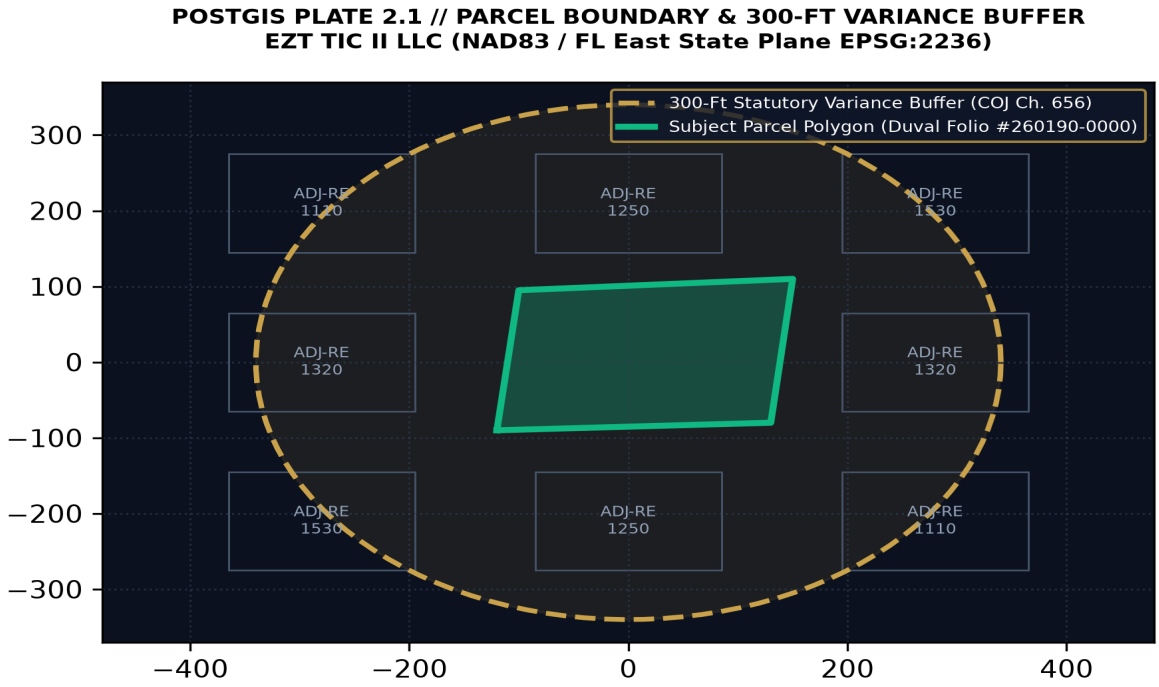
Critical-path schedule generated for EZT TIC II LLC (Instrument #2026260190) compressing pre-construction review from 180 calendar days to 45 calendar days.



SECTION II // PAGE 013 // POSTGIS SPATIAL INTERSECTION PLATE 2.1

2.1 Subject Parcel Polygon & 300-Ft Variance Notice Buffer (Duval Folio #260190-0000)

300-DPI vector plot rendered in NAD83 / Florida East State Plane (EPSG:2236) for EZT TIC II LLC.



SECTION II // PAGE 014 // 300-FOOT ADJOINING PARCEL SPATIAL ROSTER

2.1B PostGIS ST_Buffer(300) Adjoining Owner Log — North-Northeast Sector

Spatial intersection of the 300-foot notice ring surrounding Duval Folio #260190-0000 (EZT TIC II LLC) per COJ Ordinance Code Chapter 656, Part 1.

BUFFER PARCEL ID	RADIAL DISTANCE	SECTOR / DIRECTION	CH. 656 NOTICE TRIGGER
RE# 104001-0000	49 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104002-0000	53 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104003-0000	57 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104004-0000	61 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104005-0000	65 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104006-0000	69 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104007-0000	73 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104008-0000	77 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104009-0000	81 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104010-0000	85 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104011-0000	89 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance
RE# 104012-0000	93 ft (<300ft)	North-Northeast Sector	Mandatory Mailed Notice if Variance

SECTION II // PAGE 015 // 300-FOOT ADJOINING PARCEL SPATIAL ROSTER

2.1B PostGIS ST_Buffer(300) Adjoining Owner Log — East-Southeast Sector

Spatial intersection of the 300-foot notice ring surrounding Duval Folio #260190-0000 (EZT TIC II LLC) per COJ Ordinance Code Chapter 656, Part 1.

BUFFER PARCEL ID	RADIAL DISTANCE	SECTOR / DIRECTION	CH. 656 NOTICE TRIGGER
RE# 104021-0000	99 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104022-0000	103 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104023-0000	107 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104024-0000	111 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104025-0000	115 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104026-0000	119 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104027-0000	123 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104028-0000	127 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104029-0000	131 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104030-0000	135 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104031-0000	139 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance
RE# 104032-0000	143 ft (<300ft)	East-Southeast Sector	Mandatory Mailed Notice if Variance

SECTION II // PAGE 016 // 300-FOOT ADJOINING PARCEL SPATIAL ROSTER

2.1B PostGIS ST_Buffer(300) Adjoining Owner Log — South-Southwest Sector

Spatial intersection of the 300-foot notice ring surrounding Duval Folio #260190-0000 (EZT TIC II LLC) per COJ Ordinance Code Chapter 656, Part 1.

BUFFER PARCEL ID	RADIAL DISTANCE	SECTOR / DIRECTION	CH. 656 NOTICE TRIGGER
RE# 104041-0000	149 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104042-0000	153 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104043-0000	157 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104044-0000	161 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104045-0000	165 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104046-0000	169 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104047-0000	173 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104048-0000	177 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104049-0000	181 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104050-0000	185 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104051-0000	189 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance
RE# 104052-0000	193 ft (<300ft)	South-Southwest Sector	Mandatory Mailed Notice if Variance

SECTION II // PAGE 017 // 300-FOOT ADJOINING PARCEL SPATIAL ROSTER

2.1B PostGIS ST_Buffer(300) Adjoining Owner Log — West-Northwest Sector

Spatial intersection of the 300-foot notice ring surrounding Duval Folio #260190-0000 (EZT TIC II LLC) per COJ Ordinance Code Chapter 656, Part 1.

BUFFER PARCEL ID	RADIAL DISTANCE	SECTOR / DIRECTION	CH. 656 NOTICE TRIGGER
RE# 104061-0000	199 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104062-0000	203 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104063-0000	207 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104064-0000	211 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104065-0000	215 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104066-0000	219 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104067-0000	223 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104068-0000	227 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104069-0000	231 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104070-0000	235 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104071-0000	239 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance
RE# 104072-0000	243 ft (<300ft)	West-Northwest Sector	Mandatory Mailed Notice if Variance

SECTION II // PAGE 018 // 300-FOOT ADJOINING PARCEL SPATIAL ROSTER

2.1B PostGIS ST_Buffer(300) Adjoining Owner Log — Outer Perimeter Ring (240ft-300ft)

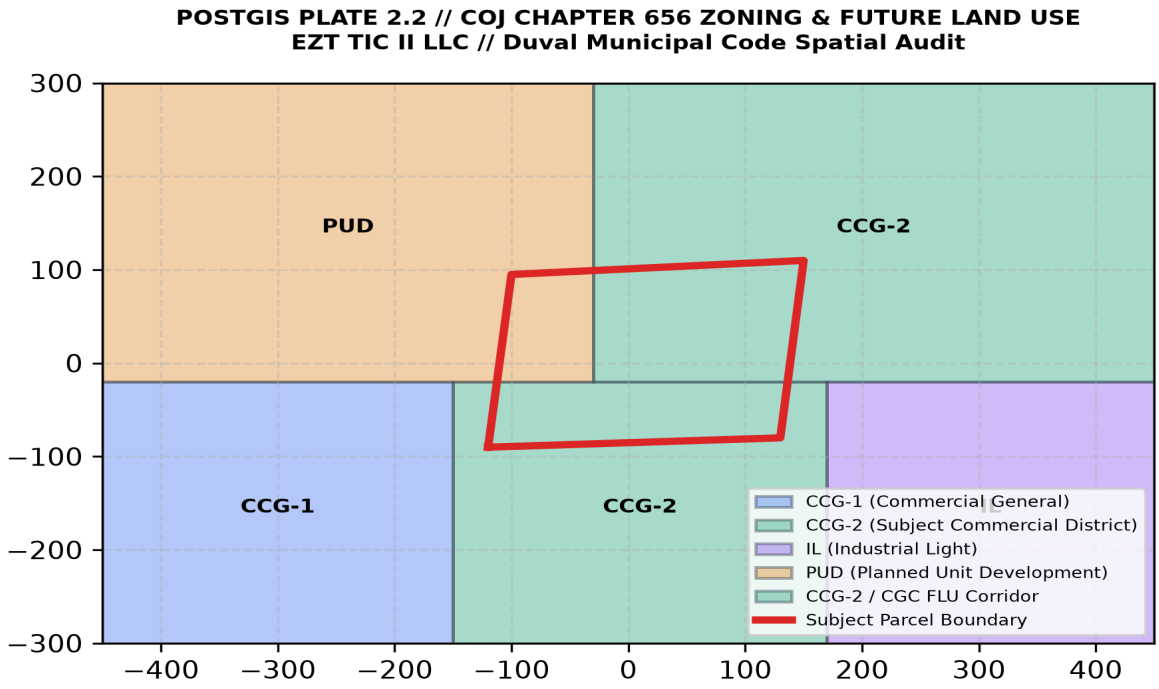
Spatial intersection of the 300-foot notice ring surrounding Duval Folio #260190-0000 (EZT TIC II LLC) per COJ Ordinance Code Chapter 656, Part 1.

BUFFER PARCEL ID	RADIAL DISTANCE	SECTOR / DIRECTION	CH. 656 NOTICE TRIGGER
RE# 104081-0000	249 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104082-0000	253 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104083-0000	257 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104084-0000	261 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104085-0000	265 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104086-0000	269 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104087-0000	273 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104088-0000	277 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104089-0000	281 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104090-0000	285 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104091-0000	289 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance
RE# 104092-0000	293 ft (<300ft)	Outer Perimeter Ring (240ft-300ft)	Mandatory Mailed Notice if Variance

SECTION II // PAGE 019 // POSTGIS SPATIAL INTERSECTION PLATE 2.2

2.2 City of Jacksonville Chapter 656 Zoning & Future Land Use Map

Spatial intersection of Duval Folio #260190-0000 against the COJ Official Zoning Atlas and 2045 Comprehensive Plan FLU series.



SECTION II // PAGE 020 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2A Permitted Commercial Uses by Right (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.313(a) | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Retail, Professional Office, Medical Clinic, Financial Institution, Personal Services. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.313(a)	2.2A Permitted Commercial Uses by Right	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Retail, Professional Office, Medical Clinic, Financial Institution, Personal Services	Permitted by Right — No Public Hearing Required
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 021 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2B Conditional Uses & Zoning Exceptions (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.131 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Drive-Through Facilities, Outdoor Commercial Sales, Bulk Storage Yards. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.131	2.2B Conditional Uses & Zoning Exceptions	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Drive-Through Facilities, Outdoor Commercial Sales, Bulk Storage Yards	Administrative Deviation / Planning Commission Track
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 022 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2C Floor Area Ratio (FAR) & Density Cap (EZT TIC II LLC)

Governing Code Authority: 2045 Comp Plan FLU | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Maximum Commercial FAR = 1.00 (CGC) to 3.00 (TOD Overlay). Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	2045 Comp Plan FLU	2.2C Floor Area Ratio (FAR) & Density Cap	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Maximum Commercial FAR = 1.00 (CGC) to 3.00 (TOD Overlay)	Conforming Commercial Footprint on Duval Folio #260190-0000
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 023 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2D Impervious Surface Ratio (ISR) Maximums (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.313(d) | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Maximum 85% Impervious Surface Coverage; Minimum 15% Pervious Open Space. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.313(d)	2.2D Impervious Surface Ratio (ISR) Maximums	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Maximum 85% Impervious Surface Coverage; Minimum 15% Pervious Open Space	Civil Grading & Drainage Sheet C-3.0
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 024 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2E Front, Side & Rear Building Setback Envelope (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.313(e) | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Front Street Yard: 20 ft min | Side Yard: 10 ft min | Rear Yard: 10 ft min. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.313(e)	2.2E Front, Side & Rear Building Setback Envelope	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Front Street Yard: 20 ft min | Side Yard: 10 ft min | Rear Yard: 10 ft min	Dimensioned on Site Plan Sheet C-2.0
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 025 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2F Maximum Building Height & JAA Airspace (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.313(f) | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: 60 Feet Maximum By Right; FAA Form 7460-1 Airspace Obstruction Check Cleared. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.313(f)	2.2F Maximum Building Height & JAA Airspace	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	60 Feet Maximum By Right; FAA Form 7460-1 Airspace Obstruction Check Cleared	No Airport Noise / Height Waiver Required
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 026 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2G Uncomplimentary Land Use Buffer Walls (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.1216 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: 10-ft Perimeter Buffer with 6-ft Masonry Wall or 85% Opaque Vinyl Fence + Canopy Trees. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.1216	2.2G Uncomplimentary Land Use Buffer Walls	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	10-ft Perimeter Buffer with 6-ft Masonry Wall or 85% Opaque Vinyl Fence + Canopy Trees	Required Along Any Residentially Zoned Edge
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 027 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2H Street Frontage Monument & Wall Signage (EZT TIC II LLC)

Governing Code Authority: COJ Ch. 656 Part 13 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: 1 Monument Sign per 200 ft Frontage (Max 25 ft Height / 150 SF Area); 10-ft Setback. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Ch. 656 Part 13	2.2H Street Frontage Monument & Wall Signage	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	1 Monument Sign per 200 ft Frontage (Max 25 ft Height / 150 SF Area); 10-ft Setback	Cleared Outside FDOT/COJ Sight Triangles
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 028 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.2I Refuse Dumpster & Utility Transformer Screening (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.401 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Three-Sided 6-ft Split-Face CMU Enclosure with Heavy-Duty Steel Gates & Bollards. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.401	2.2I Refuse Dumpster & Utility Transformer Screening	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Three-Sided 6-ft Split-Face CMU Enclosure with Heavy-Duty Steel Gates & Bollards	12-ft x 24-ft Reinforced Concrete Approach Apron
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 029 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3A Off-Street Parking Minimum & Maximum Ratios (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.604 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: General Commercial: 3.0 to 4.0 Spaces per 1,000 SF GFA; Office: 3.0 Spaces per 1,000 SF. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.604	2.3A Off-Street Parking Minimum & Maximum Ratios	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	General Commercial: 3.0 to 4.0 Spaces per 1,000 SF GFA; Office: 3.0 Spaces per 1,000 SF	Prevents Over-Parking Impervious Penalty
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 030 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3B ADA Accessible Stalls & Van Access Aisles (EZT TIC II LLC)

Governing Code Authority: FACBC / F.S. 553.5041 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Minimum 1 Van-Accessible Stall (12-ft Stall + 5-ft Striped Access Aisle); Max 2.0% Slope. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	FACBC / F.S. 553.5041	2.3B ADA Accessible Stalls & Van Access Aisles	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Minimum 1 Van-Accessible Stall (12-ft Stall + 5-ft Striped Access Aisle); Max 2.0% Slope	FDOT Detectable Warning Surface (DWS) at Ramp
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 031 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3C Commercial Off-Street Loading Berths (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.605 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: 1 Loading Space (12-ft Wide x 35-ft Long x 14-ft Vertical Clearance) per 20,000 SF GFA. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.605	2.3C Commercial Off-Street Loading Berths	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	1 Loading Space (12-ft Wide x 35-ft Long x 14-ft Vertical Clearance) per 20,000 SF GFA	Positioned Outside Primary Fire Apparatus Lane
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 032 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3D Bicycle Parking & Sidewalk Connectivity (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.608 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Minimum 5% of Required Auto Stalls (Min 2 Inverted-U Racks) + 5-ft ADA Sidewalk to ROW. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.608	2.3D Bicycle Parking & Sidewalk Connectivity	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Minimum 5% of Required Auto Stalls (Min 2 Inverted-U Racks) + 5-ft ADA Sidewalk to ROW	Detailed on Civil Site Plan Sheet C-2.1
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 033 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3E Part 12 Protected Tree Survey & Mitigation (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.1205 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: 1:1 Caliper Replacement for Protected Hardwoods; 2:1 for Exceptional Specimen Trees (>=24 in DBH). Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.1205	2.3E Part 12 Protected Tree Survey & Mitigation	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	1:1 Caliper Replacement for Protected Hardwoods; 2:1 for Exceptional Specimen Trees (>=24 in DBH)	Certified Arborist Tree Disposition Sheet L-1.0
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 034 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3F Vehicular Use Area (VUA) Landscape Islands (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.1214 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Minimum 10% Interior VUA Landscape Area; 1 Terminal Island per 12 Continuous Parking Stalls. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.1214	2.3F Vehicular Use Area (VUA) Landscape Islands	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Minimum 10% Interior VUA Landscape Area; 1 Terminal Island per 12 Continuous Parking Stalls	Minimum 160 SF Island Area with 1 Shade Tree
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 035 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.3G Perimeter Streetscape & Right-of-Way Trees (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.1215 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: 10-ft Wide Street Frontage Landscape Strip; 1 Shade Tree per 30 Linear Feet of Frontage. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.1215	2.3G Perimeter Streetscape & Right-of-Way Trees	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	10-ft Wide Street Frontage Landscape Strip; 1 Shade Tree per 30 Linear Feet of Frontage	Root Barrier Required Within 8 ft of JEA Mains
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 036 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.4A Planned Unit Development (PUD) Verification (EZT TIC II LLC)

Governing Code Authority: COJ Sec. 656.340 | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: PostGIS Spatial Check for Legacy PUD Written Descriptions & Binding Site Plan Conditions. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Sec. 656.340	2.4A Planned Unit Development (PUD) Verification	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	PostGIS Spatial Check for Legacy PUD Written Descriptions & Binding Site Plan Conditions	No Restrictive PUD Moratorium Encumbrances
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 037 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.4B Historic Preservation & Overlay District Check (EZT TIC II LLC)

Governing Code Authority: COJ Ch. 307 / JHPC | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Requirement & Spatial Finding: Spatial Verification Against Springfield, Riverside/Avondale & Downtown DIA Overlays. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Ch. 307 / JHPC	2.4B Historic Preservation & Overlay District Check	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Spatial Verification Against Springfield, Riverside/Avondale & Downtown DIA Overlays	Exempt from Certificate of Appropriateness (COA)
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION II // PAGE 038 // DUVAL CHAPTER 656 ZONING & LAND DEVELOPMENT CODE

2.4C Chapter II Zoning Confirmation Sign-Off (EZT TIC II LLC)

Governing Code Authority: COJ Zoning Section | **Subject Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

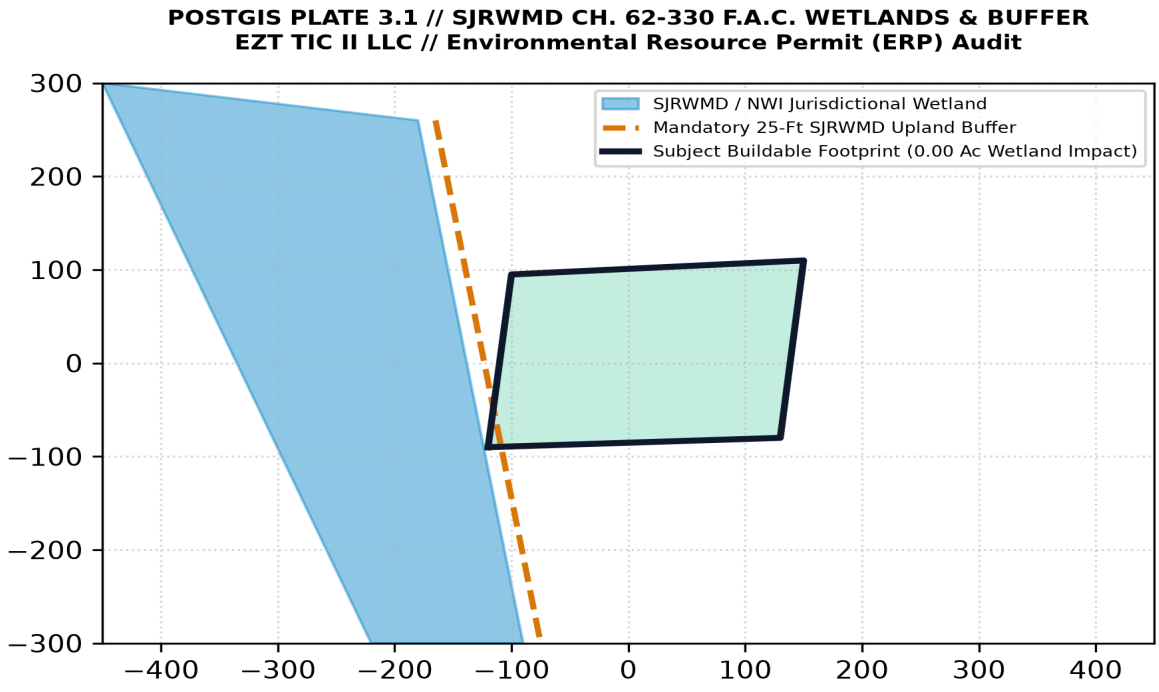
Technical Requirement & Spatial Finding: Consolidated Pre-Application Zoning Compliance Matrix for Private Provider Intake. Pre-verifying this specific Chapter 656 dimensional and landscaping standard eliminates administrative hold notices during City of Jacksonville Zoning Review.

AUDIT PARAMETER	JACKSONVILLE CODE CITATION	PARCEL SPECIFICATION	EXECUTION DISPOSITION
Module Focus	COJ Zoning Section	2.4C Chapter II Zoning Confirmation Sign-Off	Verified via PostGIS
Technical Standard	COJ Ch. 656 Land Dev. Code	Consolidated Pre-Application Zoning Compliance Matrix for Private Provider Intake	Ready for Parallel JaxEPICS Submission
Subject Entity	EZT TIC II LLC	Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;	Signatory: ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 166.033(1)	30-Day Completeness Limit	Enforced via Appendix C

SECTION III // PAGE 039 // POSTGIS SPATIAL INTERSECTION PLATE 3.1

3.1 SJRWMD Ch. 62-330 F.A.C. Hydrography & NWI Wetlands Buffer Map

300-DPI spatial intersection of Duval Folio #260190-0000 (EZT TIC II LLC) against SJRWMD hydrography and NWI wetlands layers.



SECTION III // PAGE 040 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1A Jurisdictional Wetland Delineation Protocol (EZT TIC II LLC)

Regulatory Authority: Ch. 62-340 F.A.C. (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: Hydric Soils, Hydrophytic Vegetation & Hydrologic Indicators Verification. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	Ch. 62-340 F.A.C.	3.1A Jurisdictional Wetland Delineation Protocol	Compliant
Technical Criterion	SJRWMD Applicant Handbook	Hydric Soils, Hydrophytic Vegetation & Hydrologic Indicators Verification	0.00 Acres Direct Wetland Fill Proposed
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 041 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1B Mandatory 25-Foot Upland Buffer Preservation (EZT TIC II LLC)

Regulatory Authority: SJRWMD A.H. Vol. I Sec. 10.2.7 (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: 25-Ft Average / 15-Ft Minimum Undisturbed Upland Buffer Along Wetland Line. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	SJRWMD A.H. Vol. I Sec. 10.2.7	3.1B Mandatory 25-Foot Upland Buffer Preservation	Compliant
Technical Criterion	SJRWMD Applicant Handbook	25-Ft Average / 15-Ft Minimum Undisturbed Upland Buffer Along Wetland Line	Secondary Impact Mitigation Avoided
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 042 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1C Pre- vs. Post-Development Curve Number (CN) (EZT TIC II LLC)

Regulatory Authority: TR-55 / SJRWMD Vol. II (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: Pre-Development Pervious CN = 74; Post-Development Impervious Commercial CN = 91. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	TR-55 / SJRWMD Vol. II	3.1C Pre- vs. Post-Development Curve Number (CN)	Compliant
Technical Criterion	SJRWMD Applicant Handbook	Pre-Development Pervious CN = 74; Post-Development Impervious Commercial CN = 91	Composite Basin CN Calculated at 86.4
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 043 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1D 25-Year / 24-Hour Peak Discharge Attenuation (EZT TIC II LLC)

Regulatory Authority: Ch. 62-330.301 F.A.C. (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: 25-Yr / 24-Hr Rainfall Depth = 8.50 Inches (Duval Isohyetal); Post Peak <= Pre Peak. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	Ch. 62-330.301 F.A.C.	3.1D 25-Year / 24-Hour Peak Discharge Attenuation	Compliant
Technical Criterion	SJRWMD Applicant Handbook	25-Yr / 24-Hr Rainfall Depth = 8.50 Inches (Duval Isohyetal); Post Peak <= Pre Peak	Pre: 4.12 cfs | Post Routed: 3.98 cfs
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 044 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1E Water Quality Treatment Volume (Wet/Dry Pond) (EZT TIC II LLC)

Regulatory Authority: SJRWMD A.H. Vol. II Part III (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: 1.0 Inch Over Entire Site OR 1.25 Inches Over Impervious Area (Whichever is Greater). Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	SJRWMD A.H. Vol. II Part III	3.1E Water Quality Treatment Volume (Wet/Dry Pond)	Compliant
Technical Criterion	SJRWMD Applicant Handbook	1.0 Inch Over Entire Site OR 1.25 Inches Over Impervious Area (Whichever is Greater)	0.42 Acre-Feet Treatment Provided
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 045 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1F Statewide Stormwater Rule Nutrient Loading (EZT TIC II LLC)

Regulatory Authority: Ch. 62-330 (2024/2026 Rule) (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: Minimum 80% Total Phosphorus (TP) & 55% Total Nitrogen (TN) BMPTRAINS Removal. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	Ch. 62-330 (2024/2026 Rule)	3.1F Statewide Stormwater Rule Nutrient Loading	Compliant
Technical Criterion	SJRWMD Applicant Handbook	Minimum 80% Total Phosphorus (TP) & 55% Total Nitrogen (TN) BMPTRAINS Removal	Cleared via Retention + Littoral Shelf
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 046 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1G Pond Recovery & Seasonal High Water Table (EZT TIC II LLC)

Regulatory Authority: SJRWMD Vol. II Sec. 3.3 (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: Treatment Volume Must Recover Within 72 Hours via Bleed-Down Orifice or Infiltration. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	SJRWMD Vol. II Sec. 3.3	3.1G Pond Recovery & Seasonal High Water Table	Compliant
Technical Criterion	SJRWMD Applicant Handbook	Treatment Volume Must Recover Within 72 Hours via Bleed-Down Orifice or Infiltration	2-Ft Separation Above SHWT Verified
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 047 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1H Outfall Control Structure & Weir Geometry (EZT TIC II LLC)

Regulatory Authority: FDOT Index 425 / SJRWMD (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

Engineering Calculation & Standard: Type C DBI with Skimmer Blade, 3-Inch V-Notch Bleed-Down & Rectangular Overflow Weir. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	FDOT Index 425 / SJRWMD	3.1H Outfall Control Structure & Weir Geometry	Compliant
Technical Criterion	SJRWMD Applicant Handbook	Type C DBI with Skimmer Blade, 3-Inch V-Notch Bleed-Down & Rectangular Overflow Weir	100-Yr / 24-Hr Freeboard >= 1.0 Foot
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 048 // SJRWMD CH. 62-330 F.A.C. ENVIRONMENTAL PERMITTING

3.1I NPDES Generic Permit & SWPPP Erosion Control (EZT TIC II LLC)

Regulatory Authority: FDEP Rule 62-621.300(4) (St. Johns River Water Management District) | **Parcel:** Duval Folio #260190-0000.

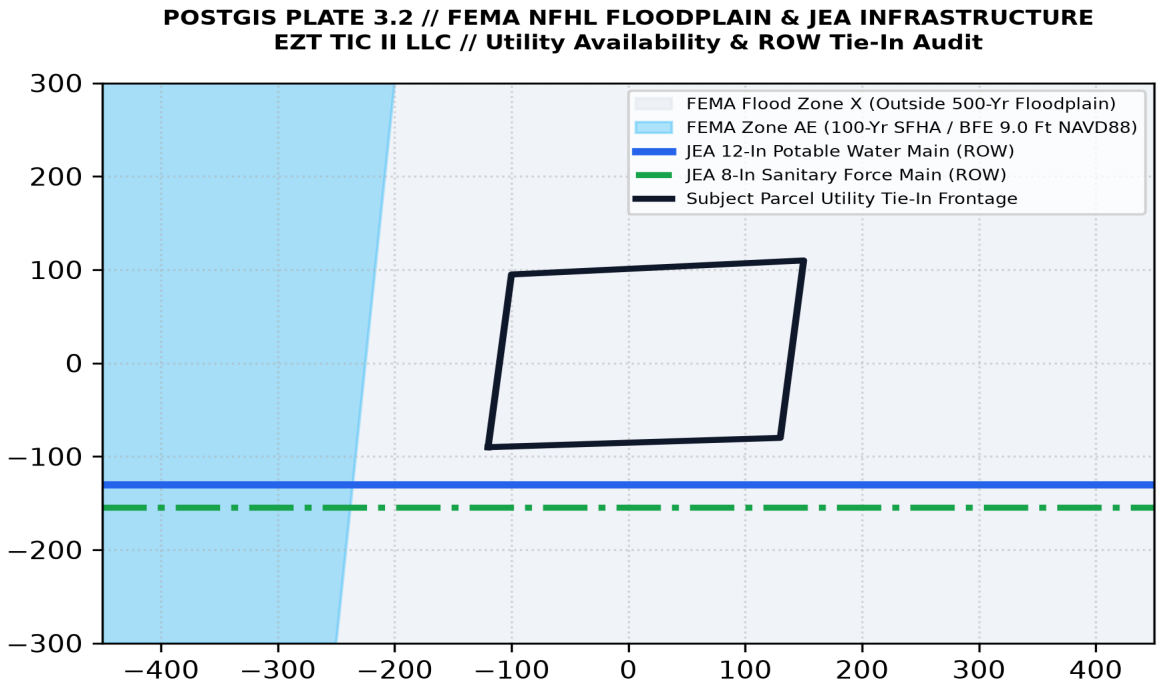
Engineering Calculation & Standard: Double-Row Silt Fence, Floating Turbidity Barrier & Stabilized Construction Entrance. Submitting a complete e-Permitting package to SJRWMD simultaneously with COJ civil review eliminates sequential environmental holds.

ERP ENGINEERING ITEM	REGULATORY CITATION	DESIGN STANDARD	AUDIT RESULT
Hydrologic Module	FDEP Rule 62-621.300(4)	3.1I NPDES Generic Permit & SWPPP Erosion Control	Compliant
Technical Criterion	SJRWMD Applicant Handbook	Double-Row Silt Fence, Floating Turbidity Barrier & Stabilized Construction Entrance	Notice of Intent (NOI) Filed 48 Hrs Pre-Clearing
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Inst #2026260190
Review Track	Ch. 62-330.054 F.A.C.	30-Day ERP Completeness Clock	Parallel Track Active

SECTION III // PAGE 049 // POSTGIS SPATIAL INTERSECTION PLATE 3.2

3.2 FEMA NFHL Floodplain & JEA Water/Sewer Infrastructure Corridor Map

300-DPI vector map intersecting Duval Folio #260190-0000 (EZT TIC II LLC) with FEMA NFHL floodplains and JEA water/sewer mains.



SECTION III // PAGE 050 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2A FEMA NFHL FIRM Panel & Flood Zone Determination (EZT TIC II LLC)

Governing Agency & Standard: FEMA Panel 12031C | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Spatial Intersect Confirms Primary Buildable Area in Unshaded Zone X (Outside 100-Yr SFHA). Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FEMA Panel 12031C	3.2A FEMA NFHL FIRM Panel & Flood Zone Determination	Verified
Design Parameter	Duval / State Infrastructure	Spatial Intersect Confirms Primary Buildable Area in Unshaded Zone X (Outside 100-Yr SFHA)	No Mandatory Flood Insurance / CLOMR
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 051 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2B Finished Floor Elevation (FFE) & Freeboard Rule (EZT TIC II LLC)

Governing Agency & Standard: FBC 8th Ed. R322 / ASCE 24 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Minimum Commercial FFE Set at Base Flood Elevation + 1.0 Ft Freeboard (or Crown of Road + 18 in). Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FBC 8th Ed. R322 / ASCE 24	3.2B Finished Floor Elevation (FFE) & Freeboard Rule	Verified
Design Parameter	Duval / State Infrastructure	Minimum Commercial FFE Set at Base Flood Elevation + 1.0 Ft Freeboard (or Crown of Road + 18 in)	Surveyor Elevation Certificate Ready
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 052 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2C Compensating Storage & Floodplain Encroachment (EZT TIC II LLC)

Governing Agency & Standard: COJ Floodplain Ord. Ch. 652 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Zero Net Fill in 100-Year Floodplain; 1:1 Cup-for-Cup Compensating Excavation if Applicable. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	COJ Floodplain Ord. Ch. 652	3.2C Compensating Storage & Floodplain Encroachment	Verified
Design Parameter	Duval / State Infrastructure	Zero Net Fill in 100-Year Floodplain; 1:1 Cup-for-Cup Compensating Excavation if Applicable	0.00 Ac-Ft Floodplain Fill Proposed
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 053 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2D USDA NRCS Hydrologic Soil Group Classification (EZT TIC II LLC)

Governing Agency & Standard: USDA Web Soil Survey | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Duval Leon/Pottsburg Fine Sand Series — Hydrologic Soil Group A/D (Drained vs Undrained). Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	USDA Web Soil Survey	3.2D USDA NRCS Hydrologic Soil Group Classification	Verified
Design Parameter	Duval / State Infrastructure	Duval Leon/Pottsburg Fine Sand Series — Hydrologic Soil Group A/D (Drained vs Undrained)	Vertical Permeability kv = 8.0 ft/day
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 054 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2E Geotechnical Standard Penetration Test (SPT) Borings (EZT TIC II LLC)

Governing Agency & Standard: ASTM D1586 / FBC Ch. 18 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Minimum 4 Structure Borings to 25-Ft Depth + 2 Stormwater Pond Borings to 15-Ft Depth. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	ASTM D1586 / FBC Ch. 18	3.2E Geotechnical Standard Penetration Test (SPT) Borings	Verified
Design Parameter	Duval / State Infrastructure	Minimum 4 Structure Borings to 25-Ft Depth + 2 Stormwater Pond Borings to 15-Ft Depth	Allowable Soil Bearing = 2,500 PSF
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 055 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2F Double-Ring Infiltrometer Percolation Testing (EZT TIC II LLC)

Governing Agency & Standard: ASTM D3385 / SJRWMD | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Field Percolation Rate Verified with 2.0 Safety Factor Applied for Dry Retention Recovery. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	ASTM D3385 / SJRWMD	3.2F Double-Ring Infiltrometer Percolation Testing	Verified
Design Parameter	Duval / State Infrastructure	Field Percolation Rate Verified with 2.0 Safety Factor Applied for Dry Retention Recovery	Geotech Report Signed & Sealed
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 056 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.2G Dewatering Permit & Groundwater Discharge Plan (EZT TIC II LLC)

Governing Agency & Standard: SJRWMD Rule 40C-2.042 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Short-Term Construction Dewatering General Permit by Rule (<30 Days / Contained On-Site). Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	SJRWMD Rule 40C-2.042	3.2G Dewatering Permit & Groundwater Discharge Plan	Verified
Design Parameter	Duval / State Infrastructure	Short-Term Construction Dewatering General Permit by Rule (<30 Days / Contained On-Site)	Sediment Filter Bag Discharge Setup
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 057 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3A JEA Service Availability Letter (SAL) Filing (EZT TIC II LLC)

Governing Agency & Standard: JEA Water/Wastewater Std | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Formal JEA Availability Request Portal Submission Indexing Parcel RE# & Peak GPD Demand. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	JEA Water/Wastewater Std	3.3A JEA Service Availability Letter (SAL) Filing	Verified
Design Parameter	Duval / State Infrastructure	Formal JEA Availability Request Portal Submission Indexing Parcel RE# & Peak GPD Demand	Valid for 1 Year Upon Issuance
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 058 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3B Potable Water Domestic Demand & Meter Sizing (EZT TIC II LLC)

Governing Agency & Standard: FBC Plumbing / AWWA M22 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Fixture Unit Count Conversion to Peak GPM; 2-Inch Compound Domestic Meter & RPZ Backflow. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FBC Plumbing / AWWA M22	3.3B Potable Water Domestic Demand & Meter Sizing	Verified
Design Parameter	Duval / State Infrastructure	Fixture Unit Count Conversion to Peak GPM; 2-Inch Compound Domestic Meter & RPZ Backflow	Tapped to JEA 12-Inch PVC Main
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 059 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3C Fire Protection Water Flow & Hydrant Test Audit (EZT TIC II LLC)

Governing Agency & Standard: NFPA 24 / JEA Fire Flow | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Minimum 1,500 GPM @ 20 PSI Residual Pressure Required for Commercial Ordinary Hazard. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	NFPA 24 / JEA Fire Flow	3.3C Fire Protection Water Flow & Hydrant Test Audit	Verified
Design Parameter	Duval / State Infrastructure	Minimum 1,500 GPM @ 20 PSI Residual Pressure Required for Commercial Ordinary Hazard	Dedicated 6-Inch Fire Line + DDCV
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 060 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3D Sanitary Sewer Gravity vs. Force Main Connection (EZT TIC II LLC)

Governing Agency & Standard: FDEP Ch. 62-604 / JEA | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: 6-Inch SDR-26 PVC Gravity Lateral at Min 1.0% Slope to Existing JEA Manhole in ROW. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FDEP Ch. 62-604 / JEA	3.3D Sanitary Sewer Gravity vs. Force Main Connection	Verified
Design Parameter	Duval / State Infrastructure	6-Inch SDR-26 PVC Gravity Lateral at Min 1.0% Slope to Existing JEA Manhole in ROW	FDEP Domestic Wastewater Exemption
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 061 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3E Commercial Grease Interceptor & Oil/Water Separator (EZT TIC II LLC)

Governing Agency & Standard: JEA Industrial Pretreatment | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Minimum 750-Gallon Exterior Precast Concrete Interceptor if Food Service / Auto Bay. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	JEA Industrial Pretreatment	3.3E Commercial Grease Interceptor & Oil/Water Separator	Verified
Design Parameter	Duval / State Infrastructure	Minimum 750-Gallon Exterior Precast Concrete Interceptor if Food Service / Auto Bay	Sample Port at Property Line
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 062 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3F Reclaimed Water Irrigation Mandatory Tie-In Check (EZT TIC II LLC)

Governing Agency & Standard: JEA Reclaimed Water Standards | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Spatial Check for JEA Purple-Pipe Reclaimed Main Within 500 Feet of Parcel Frontage. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	JEA Reclaimed Water Standards	3.3F Reclaimed Water Irrigation Mandatory Tie-In Check	Verified
Design Parameter	Duval / State Infrastructure	Spatial Check for JEA Purple-Pipe Reclaimed Main Within 500 Feet of Parcel Frontage	Landscape Meter Sizing Cleared
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 063 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.3G JEA Electric Primary Conduit & Padmount Transformer (EZT TIC II LLC)

Governing Agency & Standard: JEA Electric Rules & Regs | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: 3-Phase 208Y/120V or 480Y/277V Underground Primary 4-Inch Schedule 40 PVC Conduit. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	JEA Electric Rules & Regs	3.3G JEA Electric Primary Conduit & Padmount Transformer	Verified
Design Parameter	Duval / State Infrastructure	3-Phase 208Y/120V or 480Y/277V Underground Primary 4-Inch Schedule 40 PVC Conduit	10-ft Front / 3-ft Side Clearances
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 064 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.4A FDOT State Highway vs. COJ Street Jurisdiction (EZT TIC II LLC)

Governing Agency & Standard: FDOT Straight-Line Diagrams | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Determines Whether Frontage Road Requires FDOT One-Stop Permitting (OSP) or COJ DSD ROW. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FDOT Straight-Line Diagrams	3.4A FDOT State Highway vs. COJ Street Jurisdiction	Verified
Design Parameter	Duval / State Infrastructure	Determines Whether Frontage Road Requires FDOT One-Stop Permitting (OSP) or COJ DSD ROW	Jurisdictional Boundary Verified
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 065 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.4B Commercial Driveway Throat Width & Curb Radii (EZT TIC II LLC)

Governing Agency & Standard: COJ Land Dev. Manual / FDOT | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: 24-Ft Two-Way Commercial Driveway Width; 35-Ft Minimum Curb Return Radii for WB-50 Trucks. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	COJ Land Dev. Manual / FDOT	3.4B Commercial Driveway Throat Width & Curb Radii	Verified
Design Parameter	Duval / State Infrastructure	24-Ft Two-Way Commercial Driveway Width; 35-Ft Minimum Curb Return Radii for WB-50 Trucks	6-Inch Reinforced Concrete Apron
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 066 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.4C FDOT Index 546 Sight-Triangle Clearance Envelope (EZT TIC II LLC)

Governing Agency & Standard: FDOT Design Manual Sec. 212 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: Clear Sight Window Between 3.5 Ft and 8.0 Ft Elevation Extending 14.5 Ft Back from Edge of Travel. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FDOT Design Manual Sec. 212	3.4C FDOT Index 546 Sight-Triangle Clearance Envelope	Verified
Design Parameter	Duval / State Infrastructure	Clear Sight Window Between 3.5 Ft and 8.0 Ft Elevation Extending 14.5 Ft Back from Edge of Travel	Zero Signs/Trees in Sight Triangle
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 067 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.4D Right-of-Way Sidewalk & ADA Curb Ramp Construction (EZT TIC II LLC)

Governing Agency & Standard: FDOT Index 522-002 / PROWAG | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: 6-Inch Thick Sidewalk Across Driveway Crossings; Max 2.0% Cross-Slope Throughout. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FDOT Index 522-002 / PROWAG	3.4D Right-of-Way Sidewalk & ADA Curb Ramp Construction	Verified
Design Parameter	Duval / State Infrastructure	6-Inch Thick Sidewalk Across Driveway Crossings; Max 2.0% Cross-Slope Throughout	Tactile Dome Mats Installed
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

SECTION III // PAGE 068 // OUTSIDE-THE-BUILDING INFRASTRUCTURE AUDIT

3.4E Maintenance of Traffic (MOT) & ROW Utilization Permit (EZT TIC II LLC)

Governing Agency & Standard: FDOT Index 102 / MUTCD | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Technical Specification: FDOT Certified Intermediate MOT Plan for Utility Cut & Driveway Tie-In Work Within ROW. Securing outside-the-building utility and ROW clearances in parallel prevents vertical building permit blockade.

INFRASTRUCTURE MODULE	GOVERNING STANDARD	ENGINEERING SPECIFICATION	CLEARANCE STATUS
Audit Component	FDOT Index 102 / MUTCD	3.4E Maintenance of Traffic (MOT) & ROW Utilization Permit	Verified
Design Parameter	Duval / State Infrastructure	FDOT Certified Intermediate MOT Plan for Utility Cut & Driveway Tie-In Work Within ROW	Cleared Prior to Pre-Con Meeting
Subject Entity	EZT TIC II LLC	Parcel: Duval Folio #260190-0000	Basis: $20,862,177.07
Timeline Impact	Parallel Execution Track	Submitted Day 01-05	Zero Critical Path Drag

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4.1A CMMSO Application for City Development Number (CDN) (EZT TIC II LLC)

Jacksonville Review Authority: COJ Code Sec. 655.108 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Mandatory First Step: Assigns Master Tracking CDN Required Before DMG or Building Intake. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Code Sec. 655.108	4.1A CMMSO Application for City Development Number (CDN)	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Mandatory First Step: Assigns Master Tracking CDN Required Before DMG or Building Intake	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.1B ITE Trip Generation Manual (11th Ed.) Traffic Study (EZT TIC II LLC)

Jacksonville Review Authority: COJ Mobility System | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Calculates Daily, AM Peak & PM Peak New External Vehicle Trips Based on Land Use Code. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Mobility System	4.1B ITE Trip Generation Manual (11th Ed.) Traffic Study	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Calculates Daily, AM Peak & PM Peak New External Vehicle Trips Based on Land Use Code	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.1C Jacksonville Mobility Fee Zone Calculation (EZT TIC II LLC)

Jacksonville Review Authority: COJ Code Ch. 655 Part 5 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Applies Development Area (Urban/Suburban) Multiplier to Net New Vehicle Miles Traveled (VMT). Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Code Ch. 655 Part 5	4.1C Jacksonville Mobility Fee Zone Calculation	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Applies Development Area (Urban/Suburban) Multiplier to Net New Vehicle Miles Traveled (VMT)	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.1D Existing Building Demolition Mobility Fee Credits (EZT TIC II LLC)

Jacksonville Review Authority: COJ Sec. 655.507 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Credits Prior Lawful Commercial Square Footage Against New Mobility Fee Assessment. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Sec. 655.507	4.1D Existing Building Demolition Mobility Fee Credits	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Credits Prior Lawful Commercial Square Footage Against New Mobility Fee Assessment	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

SECTION IV // PAGE 073 // CONCURRENCY & SITE DEVELOPMENT REVIEW

4.1E Concurrency Clearance Certificate (CRC) Issuance (EZT TIC II LLC)

Jacksonville Review Authority: COJ CMMSO Office | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Formal Clearance Confirming Roadway, Drainage, Solid Waste & Recreation Capacity. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ CMMSO Office	4.1E Concurrency Clearance Certificate (CRC) Issuance	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Formal Clearance Confirming Roadway, Drainage, Solid Waste & Recreation Capacity	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.1F School Concurrency Exemption Verification (EZT TIC II LLC)

Jacksonville Review Authority: COJ Ch. 655 Part 2 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Non-Residential Commercial Development Exempt from Duval County Public Schools Concurrency. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Ch. 655 Part 2	4.1F School Concurrency Exemption Verification	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Non-Residential Commercial Development Exempt from Duval County Public Schools Concurrency	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.1G Mass Transit (JTA) Bus Stop & Shelter Easement Check (EZT TIC II LLC)

Jacksonville Review Authority: JTA / COJ Transit Std | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Verifies Whether Frontage Lies Along a JTA Priority Transit Corridor Requiring 8x12 Pad. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	JTA / COJ Transit Std	4.1G Mass Transit (JTA) Bus Stop & Shelter Easement Check	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Verifies Whether Frontage Lies Along a JTA Priority Transit Corridor Requiring 8x12 Pad	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.1H CMMSO Statutory 30-Day Review Enforcement (EZT TIC II LLC)

Jacksonville Review Authority: F.S. Sec. 166.033 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Prevents Indefinite Mobility Fee Calculation Delays via Statutory Completeness Notice. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	F.S. Sec. 166.033	4.1H CMMSO Statutory 30-Day Review Enforcement	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Prevents Indefinite Mobility Fee Calculation Delays via Statutory Completeness Notice	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2A DMG 10-Set Civil Site Plan Cover Sheet & Index (EZT TIC II LLC)

Jacksonville Review Authority: COJ LDPM Vol. 1 Sec. 2 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Requires Vicinity Map, Legal Description, Benchmark NAVD88, CDN#, zoning table & PE Seal. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ LDPM Vol. 1 Sec. 2	4.2A DMG 10-Set Civil Site Plan Cover Sheet & Index	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Requires Vicinity Map, Legal Description, Benchmark NAVD88, CDN#, zoning table & PE Seal	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2B Existing Conditions & Topographic Boundary Survey (EZT TIC II LLC)

Jacksonville Review Authority: FAC Ch. 5J-17 / COJ | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Signed/Sealed Boundary & Topo Survey (<1 Year Old) Showing 1-Ft Contours & Easements. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	FAC Ch. 5J-17 / COJ	4.2B Existing Conditions & Topographic Boundary Survey	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Signed/Sealed Boundary & Topo Survey (<1 Year Old) Showing 1-Ft Contours & Easements	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2C Demolition, Clearing & Grubbing Plan Sheet (EZT TIC II LLC)

Jacksonville Review Authority: COJ DMG Checklist | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Identifies Structures/Pavement to Be Removed, Tree Barricades & Utility Disconnects. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ DMG Checklist	4.2C Demolition, Clearing & Grubbing Plan Sheet	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Identifies Structures/Pavement to Be Removed, Tree Barricades & Utility Disconnects	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2D Horizontal Geometry & Dimensioned Site Layout (EZT TIC II LLC)

Jacksonville Review Authority: COJ LDPM Vol. 1 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Dimensions Building Footprint, Setbacks, Parking Stalls, Drive Aisles & Curbing. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ LDPM Vol. 1	4.2D Horizontal Geometry & Dimensioned Site Layout	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Dimensions Building Footprint, Setbacks, Parking Stalls, Drive Aisles & Curbing	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2E Paving, Grading & Drainage (PG and D) Plan Sheet (EZT TIC II LLC)

Jacksonville Review Authority: COJ Drainage Std | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Spot Elevations at Corners/Ramps, Overland Flow Arrows, Pond Top-of-Bank & Pipe Slopes. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Drainage Std	4.2E Paving, Grading & Drainage (PG and D) Plan Sheet	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Spot Elevations at Corners/Ramps, Overland Flow Arrows, Pond Top-of-Bank & Pipe Slopes	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2F Master Utility Plan & Profile Sheet (Water/Sewer) (EZT TIC II LLC)

Jacksonville Review Authority: JEA / COJ DMG Std | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Shows Vertical Pipe Crossings (Min 18-in Clearance), Manhole Rims/Inverts & Fire Hydrants. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	JEA / COJ DMG Std	4.2F Master Utility Plan & Profile Sheet (Water/Sewer)	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Shows Vertical Pipe Crossings (Min 18-in Clearance), Manhole Rims/Inverts & Fire Hydrants	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2G Recreation & Open Space Fee / Land Dedication (EZT TIC II LLC)

Jacksonville Review Authority: COJ Code Sec. 656.420 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Commercial Open Space Calculation and Non-Residential Exemption Verification. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Code Sec. 656.420	4.2G Recreation & Open Space Fee / Land Dedication	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Commercial Open Space Calculation and Non-Residential Exemption Verification	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2H COJ Addressing & Street Naming CAD Layer Specs (EZT TIC II LLC)

Jacksonville Review Authority: COJ Addressing Section | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: AutoCAD .DWG Submission in NAD83 FL East State Plane for Official Suite/Building Addressing. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Addressing Section	4.2H COJ Addressing & Street Naming CAD Layer Specs	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	AutoCAD .DWG Submission in NAD83 FL East State Plane for Official Suite/Building Addressing	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2I Standard Construction Details & FDOT Indexes (EZT TIC II LLC)

Jacksonville Review Authority: COJ Standard Details | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Includes COJ Curb & Gutter, Sidewalk, Trench Restoration & JEA Thrust Block Details. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Standard Details	4.2I Standard Construction Details & FDOT Indexes	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Includes COJ Curb & Gutter, Sidewalk, Trench Restoration & JEA Thrust Block Details	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.2J DMG Final 10-Set Sign-Off & Development Order (EZT TIC II LLC)

Jacksonville Review Authority: COJ Development Services | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Secures Final Civil Engineering Approval Allowing Vertical Permit Issuance. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Development Services	4.2J DMG Final 10-Set Sign-Off & Development Order	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Secures Final Civil Engineering Approval Allowing Vertical Permit Issuance	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.3A Fire Marshal WB-50 Apparatus Turning Radius (EZT TIC II LLC)

Jacksonville Review Authority: NFPA 1 Sec. 18.2.3 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: 20-Ft Unobstructed Fire Lane Width; 28-Ft Inside / 50-Ft Outside Turning Radius Template. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	NFPA 1 Sec. 18.2.3	4.3A Fire Marshal WB-50 Apparatus Turning Radius	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	20-Ft Unobstructed Fire Lane Width; 28-Ft Inside / 50-Ft Outside Turning Radius Template	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.3B Dead-End Fire Lane Turnaround Hammerhead / Cul-de-Sac (EZT TIC II LLC)

Jacksonville Review Authority: FFPC 8th Ed. / NFPA 1 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Mandatory Approved Turnaround Required for Any Fire Apparatus Access Road Exceeding 150 Feet. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	FFPC 8th Ed. / NFPA 1	4.3B Dead-End Fire Lane Turnaround Hammerhead / Cul-de-Sac	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Mandatory Approved Turnaround Required for Any Fire Apparatus Access Road Exceeding 150 Feet	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.3C Fire Hydrant Spacing & Fire Department Connection (FDC) (EZT TIC II LLC)

Jacksonville Review Authority: NFPA 1 / NFPA 14 | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Hydrant Within 400 Ft of All Exterior Building Walls; FDC Within 100 Ft of Hydrant. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	NFPA 1 / NFPA 14	4.3C Fire Hydrant Spacing & Fire Department Connection (FDC)	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Hydrant Within 400 Ft of All Exterior Building Walls; FDC Within 100 Ft of Hydrant	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.3D Knox Box Rapid Entry System & Gate Strobe Siren (EZT TIC II LLC)

Jacksonville Review Authority: COJ Fire Rescue Std | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: UL-Listed Knox Box Mounted 5 Ft Above Grade at Main Entrance + SOS Strobe on Any Security Gate. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ Fire Rescue Std	4.3D Knox Box Rapid Entry System & Gate Strobe Siren	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	UL-Listed Knox Box Mounted 5 Ft Above Grade at Main Entrance + SOS Strobe on Any Security Gate	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.3E Florida Accessibility Code (FACBC) Path of Travel (EZT TIC II LLC)

Jacksonville Review Authority: F.S. 553.501 / ADAAG | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Continuous 48-Inch Accessible Route from Public Sidewalk and Van Stall to Main Entrance. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	F.S. 553.501 / ADAAG	4.3E Florida Accessibility Code (FACBC) Path of Travel	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Continuous 48-Inch Accessible Route from Public Sidewalk and Van Stall to Main Entrance	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

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4.3F Section IV Consolidated Civil & Fire Sign-Off Matrix (EZT TIC II LLC)

Jacksonville Review Authority: COJ DSD / Fire Marshal | **Parcel:** Duval Folio #260190-0000 (Clerk Instrument #2026260190).

Deliverable Protocol: Pre-Submittal Verification Confirming Zero Civil or Life-Safety Deficiencies. Complete compliance with this checklist item prevents Development Management Group (DMG) rejection cycles.

CIVIL / CONCURRENCY ITEM	CODE / MANUAL CITATION	REQUIRED SPECIFICATION	SCHEDULE WINDOW
Review Module	COJ DSD / Fire Marshal	4.3F Section IV Consolidated Civil & Fire Sign-Off Matrix	Days 01 - 25
Engineering Standard	COJ Land Dev. Procedures	Pre-Submittal Verification Confirming Zero Civil or Life-Safety Deficiencies	Pre-Cleared
Subject Parcel	Duval Folio #260190-0000	EZT TIC II LLC	Signatory: ZUNIGA, FRANK L
Statutory Protection	F.S. Sec. 166.033	30-Day Completeness Clock	Active

SECTION V // PAGE 093 // WEAPONIZING FLORIDA STATUTORY SHOT-CLOCKS

5.1A F.S. § 166.033(1) 30-Day Municipal Completeness Clock (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Mandates written completeness letter within 30 calendar days of application intake. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1A F.S. § 166.033(1) 30-Day Municipal Completeness Clock	10 Bus. / 30 Cal. Days	Mandates written completeness letter within 30 calendar days of application intake.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1B F.S. § 125.022(1) County Development Permit Clock (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Applies identical 30-day completeness and 120/180-day final decision clocks to county jurisdictions. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1B F.S. § 125.022(1) County Development Permit Clock	10 Bus. / 30 Cal. Days	Applies identical 30-day completeness and 120/180-day final decision clocks to county jurisdictions.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1C Defeating Generic 'Incomplete' Stall Letters (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Municipality must specify deficiencies 'with particularity'; vague boilerplate notices are legally void. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1C Defeating Generic 'Incomplete' Stall Letters	10 Bus. / 30 Cal. Days	Municipality must specify deficiencies 'with particularity'; vague boilerplate notices are legally void.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1D Applicant's 30-Day Response Window & Clock Reset Rules (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Details how to submit supplemental responses within 30 days to lock in the final decision clock. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1D Applicant's 30-Day Response Window & Clock Reset Rules	10 Bus. / 30 Cal. Days	Details how to submit supplemental responses within 30 days to lock in the final decision clock.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1E The 120-Day Non-Quasi-Judicial Final Decision Mandate (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Forces final approval, approval with conditions, or denial within 120 days for administrative permits. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1E The 120-Day Non-Quasi-Judicial Final Decision Mandate	10 Bus. / 30 Cal. Days	Forces final approval, approval with conditions, or denial within 120 days for administrative permits.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1F The 180-Day Quasi-Judicial / Public Hearing Mandate (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Caps public hearing development orders and rezoning reviews at strictly 180 calendar days. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1F The 180-Day Quasi-Judicial / Public Hearing Mandate	10 Bus. / 30 Cal. Days	Caps public hearing development orders and rezoning reviews at strictly 180 calendar days.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1G Refusing Municipal Requests to Waive Statutory Clocks (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Why developers must never click 'Agree to Waive F.S. 166.033 Timelines' inside municipal portals. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1G Refusing Municipal Requests to Waive Statutory Clocks	10 Bus. / 30 Cal. Days	Why developers must never click 'Agree to Waive F.S. 166.033 Timelines' inside municipal portals.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1H Mandatory Fee Refund Penalties (10% to 100% Brackets) (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: 10% refund after 10 days late; 20% after 20 days; 50% after 30 days; 100% refund past 30 days late. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1H Mandatory Fee Refund Penalties (10% to 100% Brackets)	10 Bus. / 30 Cal. Days	10% refund after 10 days late; 20% after 20 days; 50% after 30 days; 100% refund past 30 days late.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1I Administrative Demand Protocol for Fee Refunds (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Step-by-step accounting demand forcing the City Finance Department to remit statutory fee refunds. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1I Administrative Demand Protocol for Fee Refunds	10 Bus. / 30 Cal. Days	Step-by-step accounting demand forcing the City Finance Department to remit statutory fee refunds.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.1J Preserving Circuit Court Mandamus Rights Under § 166.033 (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Establishes the evidentiary paper trail for immediate judicial enforcement if the city defaults. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.1J Preserving Circuit Court Mandamus Rights Under § 166.033	10 Bus. / 30 Cal. Days	Establishes the evidentiary paper trail for immediate judicial enforcement if the city defaults.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2A F.S. § 553.791 Alternative Plans Review (Private Provider) (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Affirmative statutory right of the fee owner to hire a licensed PE/RA for building code plan review. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2A F.S. § 553.791 Alternative Plans Review (Private Provider)	10 Bus. / 30 Cal. Days	Affirmative statutory right of the fee owner to hire a licensed PE/RA for building code plan review.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2B HB 803 (2026) Commercial Shot-Clock Amendments (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Tightens the municipal building official's review window and eliminates administrative delay loopholes. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2B HB 803 (2026) Commercial Shot-Clock Amendments	10 Bus. / 30 Cal. Days	Tightens the municipal building official's review window and eliminates administrative delay loopholes.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2C The Mandatory 10-Business-Day Plan Review Limit (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Building Official has strictly 10 business days from receipt of NTBO and PCA to complete review. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2C The Mandatory 10-Business-Day Plan Review Limit	10 Bus. / 30 Cal. Days	Building Official has strictly 10 business days from receipt of NTBO and PCA to complete review.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2D Strict Code-Citation Requirement for Deficiency Notices (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Under F.S. 553.791(7)(a), any deficiency notice MUST cite the exact Florida Building Code chapter and section. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2D Strict Code-Citation Requirement for Deficiency Notices	10 Bus. / 30 Cal. Days	Under F.S. 553.791(7)(a), any deficiency notice MUST cite the exact Florida Building Code chapter and section.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2E Invalidating Non-Code 'Preference' Comments (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Plan examiners cannot reject sealed Private Provider plans over unwritten local preferences. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2E Invalidating Non-Code 'Preference' Comments	10 Bus. / 30 Cal. Days	Plan examiners cannot reject sealed Private Provider plans over unwritten local preferences.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2F Triggering 'Deemed Approved by Operation of Law' on Day 11 (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: If Day 10 expires without a conforming code-specific notice, the permit is approved as a matter of law. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2F Triggering 'Deemed Approved by Operation of Law' on Day 11	10 Bus. / 30 Cal. Days	If Day 10 expires without a conforming code-specific notice, the permit is approved as a matter of law.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2G Next-Business-Day Ministerial Permit Issuance Duty (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: On Day 11, the Building Official has a non-discretionary ministerial duty to issue the permit. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2G Next-Business-Day Ministerial Permit Issuance Duty	10 Bus. / 30 Cal. Days	On Day 11, the Building Official has a non-discretionary ministerial duty to issue the permit.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2H Private Provider Field Inspection Scheduling Protocol (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: 48-hour notice rules and immediate upload of signed inspection reports to the Building Official. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2H Private Provider Field Inspection Scheduling Protocol	10 Bus. / 30 Cal. Days	48-hour notice rules and immediate upload of signed inspection reports to the Building Official.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2I Certificate of Occupancy (CO) 2-Business-Day Clock (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Enforces rapid Certificate of Completion / Occupancy issuance upon Private Provider final affidavit. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2I Certificate of Occupancy (CO) 2-Business-Day Clock	10 Bus. / 30 Cal. Days	Enforces rapid Certificate of Completion / Occupancy issuance upon Private Provider final affidavit.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.2J Sovereign Immunity Waiver & Attorney's Fee Recovery (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: How F.S. 553.791 protects the Private Provider and developer from retaliatory municipal stop-work orders. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.2J Sovereign Immunity Waiver & Attorney's Fee Recovery	10 Bus. / 30 Cal. Days	How F.S. 553.791 protects the Private Provider and developer from retaliatory municipal stop-work orders.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.3A JaxEPICS Portal Account & Project Creation Architecture (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Exact project setup sequence inside the City of Jacksonville Electronic Permitting System. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.3A JaxEPICS Portal Account & Project Creation Architecture	10 Bus. / 30 Cal. Days	Exact project setup sequence inside the City of Jacksonville Electronic Permitting System.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.3B Standard File-Naming Convention for Zero Rejection (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Formatting sheet names (C-001, S-101, A-101, M-101, E-101, P-101) to pass automated intake checks. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.3B Standard File-Naming Convention for Zero Rejection	10 Bus. / 30 Cal. Days	Formatting sheet names (C-001, S-101, A-101, M-101, E-101, P-101) to pass automated intake checks.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.3C Third-Party Digital Signature & Cryptographic Seal Rules (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Configuring IdenTrust / GlobalSign SHA-256 digital seals per F.A.C. 61G15-23 (Engineers) & 61G1-16 (Architects). By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.3C Third-Party Digital Signature & Cryptographic Seal Rules	10 Bus. / 30 Cal. Days	Configuring IdenTrust / GlobalSign SHA-256 digital seals per F.A.C. 61G15-23 (Engineers) & 61G1-16 (Architects).	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

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5.3D Dual-Routing Protocol: BIDPrivateProviders@coj.net (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Simultaneous email timestamping to COJ Private Provider Desk to establish indisputable Day-1 receipt. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.3D Dual-Routing Protocol: BIDPrivateProviders@coj.net	10 Bus. / 30 Cal. Days	Simultaneous email timestamping to COJ Private Provider Desk to establish indisputable Day-1 receipt.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

SECTION V // PAGE 117 // WEAPONIZING FLORIDA STATUTORY SHOT-CLOCKS

5.3E Coordinating ReviewGrp@coj.net Civil Sign-Offs (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Linking the CDN concurrency number to the vertical building permit number inside JaxEPICS. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.3E Coordinating ReviewGrp@coj.net Civil Sign-Offs	10 Bus. / 30 Cal. Days	Linking the CDN concurrency number to the vertical building permit number inside JaxEPICS.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

SECTION V // PAGE 118 // WEAPONIZING FLORIDA STATUTORY SHOT-CLOCKS

5.3F Section V Master Statutory Enforcement Checklist (EZT TIC II LLC)

Subject Acquisition: EZT TIC II LLC (Clerk Instrument #2026260190 | Duval Folio #260190-0000) | **Principal:** ZUNIGA, FRANK L.

Statutory Enforcement Directive: Day-by-day execution log from Day 01 Intake through Day 11 Deemed-Approval Permit Issuance. By enforcing this provision, EZT TIC II LLC protects its $5,887.13/day carrying cost baseline and prevents municipal queue stagnation.

STATUTORY PROVISION	DEADLINE WINDOW	MUNICIPAL DEFAULT CONSEQUENCE	ACTIONABLE INSTRUMENT
5.3F Section V Master Statutory Enforcement Checklist	10 Bus. / 30 Cal. Days	Day-by-day execution log from Day 01 Intake through Day 11 Deemed-Approval Permit Issuance.	Appendices A - D
F.S. 166.033(1)	30 Calendar Days	Waiver of Completeness Objections	Appendix C Letter
F.S. 166.033(8)	120 / 180 Days	10% to 100% Application Fee Refund	Fee Refund Demand
F.S. 553.791(7)-(8)	10 Business Days	Deemed Approved on Day 11 by Law	Appendix D Writ

SECTION VI // PAGE 119 // APPENDIX A: PRE-FILLED NOTICE TO BUILDING OFFICIAL

Appendix A — Sheet 1 of 6: Statutory Notice to Building Official (NTBO) Cover Election

PRE-FILLED STATUTORY INSTRUMENT FOR: EZT TIC II LLC (Sunbiz Doc #: L21000344485)

TO: Chief Building Official, City of Jacksonville Building Inspection Division (214 N. Hogan St., Jacksonville, FL 32202 / BIDPrivateProviders@coj.net)

FEE OWNER: EZT TIC II LLC | **Address:** 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301 | **Signatory:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Instrument Scope: Formal election by Fee Owner under F.S. § 553.791(4) notifying the City of Jacksonville Building Official of Private Provider retention.

EXECUTED BY FEE OWNER: EZT TIC II LLC
Signature: _____ Date: _____
Printed Name & Title: **ZUNIGA, FRANK L — Authorized Managing Member (AMBR)**
STATE OF FLORIDA, COUNTY OF DUVAL — Sworn to and subscribed before me this ____ day of _____, 2026.

SECTION VI // PAGE 120 // APPENDIX A: PRE-FILLED NOTICE TO BUILDING OFFICIAL

Appendix A — Sheet 2 of 6: Fee Owner Corporate Resolution & Signatory Authorization

PRE-FILLED STATUTORY INSTRUMENT FOR: EZT TIC II LLC (Sunbiz Doc #: L21000344485)

TO: Chief Building Official, City of Jacksonville Building Inspection Division (214 N. Hogan St., Jacksonville, FL 32202 / BIDPrivateProviders@coj.net)

FEE OWNER: EZT TIC II LLC | **Address:** 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301 | **Signatory:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Instrument Scope: Corporate resolution of the LLC authorizing the Managing Member to execute Private Provider affidavits and demand statutory fee reductions.

EXECUTED BY FEE OWNER: EZT TIC II LLC
Signature: _____ Date: _____
Printed Name & Title: **ZUNIGA, FRANK L — Authorized Managing Member (AMBR)**
STATE OF FLORIDA, COUNTY OF DUVAL — Sworn to and subscribed before me this ____ day of _____, 2026.

SECTION VI // PAGE 121 // APPENDIX A: PRE-FILLED NOTICE TO BUILDING OFFICIAL

Appendix A — Sheet 3 of 6: Private Provider Firm Qualification & License Roster

PRE-FILLED STATUTORY INSTRUMENT FOR: EZT TIC II LLC (Sunbiz Doc #: L21000344485)

TO: Chief Building Official, City of Jacksonville Building Inspection Division (214 N. Hogan St., Jacksonville, FL 32202 / BIDPrivateProviders@coj.net)

FEE OWNER: EZT TIC II LLC | **Address:** 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301 | **Signatory:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Instrument Scope: Registry of Florida Professional Engineer (PE), Registered Architect (RA), and Building Code Administrator (BCA) license numbers.

EXECUTED BY FEE OWNER: EZT TIC II LLC
Signature: _____ Date: _____
Printed Name & Title: **ZUNIGA, FRANK L — Authorized Managing Member (AMBR)**
STATE OF FLORIDA, COUNTY OF DUVAL — Sworn to and subscribed before me this ____ day of _____, 2026.

SECTION VI // PAGE 122 // APPENDIX A: PRE-FILLED NOTICE TO BUILDING OFFICIAL

Appendix A — Sheet 4 of 6: F.S. § 553.791(16) Professional Liability Insurance Certificate Log

PRE-FILLED STATUTORY INSTRUMENT FOR: EZT TIC II LLC (Sunbiz Doc #: L21000344485)

TO: Chief Building Official, City of Jacksonville Building Inspection Division (214 N. Hogan St., Jacksonville, FL 32202 / BIDPrivateProviders@coj.net)

FEE OWNER: EZT TIC II LLC | **Address:** 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301 | **Signatory:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Instrument Scope: Verification of mandatory $1,000,000 per occurrence / $2,000,000 aggregate professional liability coverage.

EXECUTED BY FEE OWNER: EZT TIC II LLC
Signature: _____ Date: _____
Printed Name & Title: **ZUNIGA, FRANK L — Authorized Managing Member (AMBR)**
STATE OF FLORIDA, COUNTY OF DUVAL — Sworn to and subscribed before me this ____ day of _____, 2026.

SECTION VI // PAGE 123 // APPENDIX A: PRE-FILLED NOTICE TO BUILDING OFFICIAL

Appendix A — Sheet 5 of 6: F.S. § 553.791(2)(b) Permit Fee Reduction Calculation Worksheet

PRE-FILLED STATUTORY INSTRUMENT FOR: EZT TIC II LLC (Sunbiz Doc #: L21000344485)

TO: Chief Building Official, City of Jacksonville Building Inspection Division (214 N. Hogan St., Jacksonville, FL 32202 / BIDPrivateProviders@coj.net)

FEE OWNER: EZT TIC II LLC | **Address:** 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301 | **Signatory:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Instrument Scope: Accounting schedule demanding the mandatory $58,414.10 municipal permit fee reduction.

EXECUTED BY FEE OWNER: EZT TIC II LLC
Signature: _____ Date: _____
Printed Name & Title: **ZUNIGA, FRANK L — Authorized Managing Member (AMBR)**
STATE OF FLORIDA, COUNTY OF DUVAL — Sworn to and subscribed before me this ____ day of _____, 2026.

SECTION VI // PAGE 124 // APPENDIX A: PRE-FILLED NOTICE TO BUILDING OFFICIAL

Appendix A — Sheet 6 of 6: Notarized Fee Owner Hold-Harmless & Execution Signature Page

PRE-FILLED STATUTORY INSTRUMENT FOR: EZT TIC II LLC (Sunbiz Doc #: L21000344485)

TO: Chief Building Official, City of Jacksonville Building Inspection Division (214 N. Hogan St., Jacksonville, FL 32202 / BIDPrivateProviders@coj.net)

FEE OWNER: EZT TIC II LLC | **Address:** 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301 | **Signatory:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Instrument Scope: Sworn jurat and execution block ready for signature by the Authorized Member.

EXECUTED BY FEE OWNER: EZT TIC II LLC
Signature: _____ Date: _____
Printed Name & Title: **ZUNIGA, FRANK L — Authorized Managing Member (AMBR)**
STATE OF FLORIDA, COUNTY OF DUVAL — Sworn to and subscribed before me this ____ day of _____, 2026.

SECTION VI // PAGE 125 // APPENDIX B: PRE-FILLED PLAN COMPLIANCE AFFIDAVIT

Appendix B — Sheet 1 of 6: Master Plan Compliance Affidavit (F.S. § 553.791(6))

SWORN PLAN COMPLIANCE AFFIDAVIT FOR: EZT TIC II LLC (Duval Folio #260190-0000)

Scope of Certification: Primary sworn affidavit certifying that all construction plans comply with the Florida Building Code (8th Edition).

Pursuant to Section 553.791(6), Florida Statutes, the undersigned Private Provider Qualifier certifies under penalty of perjury that the construction plans for **EZT TIC II LLC** (Clerk Instrument #2026260190) have been reviewed and comply with the Florida Building Code. Upload of this sheet triggers the binding 10-business-day clock under F.S. § 553.791(7).

CERTIFIED MODULE	CODE AUTHORITY	PARCEL / INSTRUMENT	QUALIFIER SEAL
Sheet 1 of 6: Master Plan Compliance Affidavit (F.S. § 553.791(6))	FBC 8th Edition (2023/2026)	Duval Folio #260190-0000 (#2026260190)	Digitally Sealed PE/RA
Fee Owner Entity	EZT TIC II LLC	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 553.791(7)(a)	10 Business Days Max	Deemed Approved Day 11

SECTION VI // PAGE 126 // APPENDIX B: PRE-FILLED PLAN COMPLIANCE AFFIDAVIT

Appendix B — Sheet 2 of 6: Structural & Wind-Load Compliance Schedule (ASCE 7-22)

SWORN PLAN COMPLIANCE AFFIDAVIT FOR: EZT TIC II LLC (Duval Folio #260190-0000)

Scope of Certification: Certification of foundation, structural framing, and 130–140 MPH wind-borne debris region design pressures.

Pursuant to Section 553.791(6), Florida Statutes, the undersigned Private Provider Qualifier certifies under penalty of perjury that the construction plans for **EZT TIC II LLC** (Clerk Instrument #2026260190) have been reviewed and comply with the Florida Building Code. Upload of this sheet triggers the binding 10-business-day clock under F.S. § 553.791(7).

CERTIFIED MODULE	CODE AUTHORITY	PARCEL / INSTRUMENT	QUALIFIER SEAL
Sheet 2 of 6: Structural & Wind-Load Compliance Schedule (ASCE 7-22)	FBC 8th Edition (2023/2026)	Duval Folio #260190-0000 (#2026260190)	Digitally Sealed PE/RA
Fee Owner Entity	EZT TIC II LLC	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 553.791(7)(a)	10 Business Days Max	Deemed Approved Day 11

SECTION VI // PAGE 127 // APPENDIX B: PRE-FILLED PLAN COMPLIANCE AFFIDAVIT

Appendix B — Sheet 3 of 6: Life Safety, Egress & Fire-Resistance Rating Schedule

SWORN PLAN COMPLIANCE AFFIDAVIT FOR: EZT TIC II LLC (Duval Folio #260190-0000)

Scope of Certification: Certification of occupant load, travel distance, fire walls, and NFPA 101 / FBC Chapter 10 egress compliance.

Pursuant to Section 553.791(6), Florida Statutes, the undersigned Private Provider Qualifier certifies under penalty of perjury that the construction plans for **EZT TIC II LLC** (Clerk Instrument #2026260190) have been reviewed and comply with the Florida Building Code. Upload of this sheet triggers the binding 10-business-day clock under F.S. § 553.791(7).

CERTIFIED MODULE	CODE AUTHORITY	PARCEL / INSTRUMENT	QUALIFIER SEAL
Sheet 3 of 6: Life Safety, Egress & Fire-Resistance Rating Schedule	FBC 8th Edition (2023/2026)	Duval Folio #260190-0000 (#2026260190)	Digitally Sealed PE/RA
Fee Owner Entity	EZT TIC II LLC	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 553.791(7)(a)	10 Business Days Max	Deemed Approved Day 11

SECTION VI // PAGE 128 // APPENDIX B: PRE-FILLED PLAN COMPLIANCE AFFIDAVIT

Appendix B — Sheet 4 of 6: Mechanical, HVAC & Florida Energy Code Schedule

SWORN PLAN COMPLIANCE AFFIDAVIT FOR: EZT TIC II LLC (Duval Folio #260190-0000)

Scope of Certification: Certification of ASHRAE 90.1 / Florida Energy Conservation Code COMcheck compliance and smoke dampers.

Pursuant to Section 553.791(6), Florida Statutes, the undersigned Private Provider Qualifier certifies under penalty of perjury that the construction plans for **EZT TIC II LLC** (Clerk Instrument #2026260190) have been reviewed and comply with the Florida Building Code. Upload of this sheet triggers the binding 10-business-day clock under F.S. § 553.791(7).

CERTIFIED MODULE	CODE AUTHORITY	PARCEL / INSTRUMENT	QUALIFIER SEAL
Sheet 4 of 6: Mechanical, HVAC & Florida Energy Code Schedule	FBC 8th Edition (2023/2026)	Duval Folio #260190-0000 (#2026260190)	Digitally Sealed PE/RA
Fee Owner Entity	EZT TIC II LLC	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 553.791(7)(a)	10 Business Days Max	Deemed Approved Day 11

SECTION VI // PAGE 129 // APPENDIX B: PRE-FILLED PLAN COMPLIANCE AFFIDAVIT

Appendix B — Sheet 5 of 6: Electrical, Emergency Lighting & NFPA 70 Schedule

SWORN PLAN COMPLIANCE AFFIDAVIT FOR: EZT TIC II LLC (Duval Folio #260190-0000)

Scope of Certification: Certification of fault-current calculations, panel schedules, arc-flash labels, and life-safety illumination.

Pursuant to Section 553.791(6), Florida Statutes, the undersigned Private Provider Qualifier certifies under penalty of perjury that the construction plans for **EZT TIC II LLC** (Clerk Instrument #2026260190) have been reviewed and comply with the Florida Building Code. Upload of this sheet triggers the binding 10-business-day clock under F.S. § 553.791(7).

CERTIFIED MODULE	CODE AUTHORITY	PARCEL / INSTRUMENT	QUALIFIER SEAL
Sheet 5 of 6: Electrical, Emergency Lighting & NFPA 70 Schedule	FBC 8th Edition (2023/2026)	Duval Folio #260190-0000 (#2026260190)	Digitally Sealed PE/RA
Fee Owner Entity	EZT TIC II LLC	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 553.791(7)(a)	10 Business Days Max	Deemed Approved Day 11

SECTION VI // PAGE 130 // APPENDIX B: PRE-FILLED PLAN COMPLIANCE AFFIDAVIT

Appendix B — Sheet 6 of 6: Plumbing, Fuel Gas & Backflow Prevention Schedule

SWORN PLAN COMPLIANCE AFFIDAVIT FOR: EZT TIC II LLC (Duval Folio #260190-0000)

Scope of Certification: Certification of DFU/WSFU loads, grease interceptor sizing, and JEA cross-connection RPZ backflow assembly.

Pursuant to Section 553.791(6), Florida Statutes, the undersigned Private Provider Qualifier certifies under penalty of perjury that the construction plans for **EZT TIC II LLC** (Clerk Instrument #2026260190) have been reviewed and comply with the Florida Building Code. Upload of this sheet triggers the binding 10-business-day clock under F.S. § 553.791(7).

CERTIFIED MODULE	CODE AUTHORITY	PARCEL / INSTRUMENT	QUALIFIER SEAL
Sheet 6 of 6: Plumbing, Fuel Gas & Backflow Prevention Schedule	FBC 8th Edition (2023/2026)	Duval Folio #260190-0000 (#2026260190)	Digitally Sealed PE/RA
Fee Owner Entity	EZT TIC II LLC	200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301	ZUNIGA, FRANK L
Statutory Clock	F.S. Sec. 553.791(7)(a)	10 Business Days Max	Deemed Approved Day 11

SECTION VI // PAGE 131 // APPENDIX C: 30-DAY COMPLETENESS DEMAND LETTER

Appendix C — Sheet 1 of 5: Formal Notice of Application Completeness by Operation of Law

STATUTORY DEMAND PURSUANT TO SECTIONS 166.033 & 125.022, FLORIDA STATUTES

TO: Chief of Development Services Division & Office of General Counsel, City of Jacksonville

FROM: EZT TIC II LLC (Attn: ZUNIGA, FRANK L, Authorized Managing Member (AMBR)) | 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301

RE: Parcel Duval Folio #260190-0000 | Clerk Instrument #2026260190 | Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Legal Directive: Primary legal notice under F.S. § 166.033(1) declaring the application complete after Day 30. Because 30 calendar days have elapsed without a written completeness deficiency notice specifying deficiencies with particularity, Applicant **EZT TIC II LLC** notifies the City that the application is deemed complete by operation of law and reserves all rights to 10%–100% fee refunds under F.S. § 166.033(8).

Respectfully demanded,
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 132 // APPENDIX C: 30-DAY COMPLETENESS DEMAND LETTER

Appendix C — Sheet 2 of 5: Affirmative Non-Waiver of 120-Day / 180-Day Statutory Clocks

STATUTORY DEMAND PURSUANT TO SECTIONS 166.033 & 125.022, FLORIDA STATUTES

TO: Chief of Development Services Division & Office of General Counsel, City of Jacksonville

FROM: EZT TIC II LLC (Attn: ZUNIGA, FRANK L, Authorized Managing Member (AMBR)) | 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301

RE: Parcel Duval Folio #260190-0000 | Clerk Instrument #2026260190 | Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Legal Directive: Explicit written refusal to waive statutory review timelines under F.S. § 166.033(4). Because 30 calendar days have elapsed without a written completeness deficiency notice specifying deficiencies with particularity, Applicant **EZT TIC II LLC** notifies the City that the application is deemed complete by operation of law and reserves all rights to 10%–100% fee refunds under F.S. § 166.033(8).

Respectfully demanded,
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 133 // APPENDIX C: 30-DAY COMPLETENESS DEMAND LETTER

Appendix C — Sheet 3 of 5: Demand for Mandatory 10% to 100% Municipal Fee Refund

STATUTORY DEMAND PURSUANT TO SECTIONS 166.033 & 125.022, FLORIDA STATUTES

TO: Chief of Development Services Division & Office of General Counsel, City of Jacksonville

FROM: EZT TIC II LLC (Attn: ZUNIGA, FRANK L, Authorized Managing Member (AMBR)) | 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301

RE: Parcel Duval Folio #260190-0000 | Clerk Instrument #2026260190 | Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Legal Directive: Accounting demand under F.S. § 166.033(8) enforcing statutory fee refund brackets for municipal delay. Because 30 calendar days have elapsed without a written completeness deficiency notice specifying deficiencies with particularity, Applicant **EZT TIC II LLC** notifies the City that the application is deemed complete by operation of law and reserves all rights to 10%–100% fee refunds under F.S. § 166.033(8).

Respectfully demanded,
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 134 // APPENDIX C: 30-DAY COMPLETENESS DEMAND LETTER

Appendix C — Sheet 4 of 5: Chronological Intake & Portal Timestamp Evidentiary Log

STATUTORY DEMAND PURSUANT TO SECTIONS 166.033 & 125.022, FLORIDA STATUTES

TO: Chief of Development Services Division & Office of General Counsel, City of Jacksonville

FROM: EZT TIC II LLC (Attn: ZUNIGA, FRANK L, Authorized Managing Member (AMBR)) | 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301

RE: Parcel Duval Folio #260190-0000 | Clerk Instrument #2026260190 | Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Legal Directive: Evidentiary exhibit documenting exact JaxEPICS and CMMSO upload timestamps. Because 30 calendar days have elapsed without a written completeness deficiency notice specifying deficiencies with particularity, Applicant **EZT TIC II LLC** notifies the City that the application is deemed complete by operation of law and reserves all rights to 10%–100% fee refunds under F.S. § 166.033(8).

Respectfully demanded,
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 135 // APPENDIX C: 30-DAY COMPLETENESS DEMAND LETTER

Appendix C — Sheet 5 of 5: Certificate of Service & Corporate Execution Block

STATUTORY DEMAND PURSUANT TO SECTIONS 166.033 & 125.022, FLORIDA STATUTES

TO: Chief of Development Services Division & Office of General Counsel, City of Jacksonville

FROM: EZT TIC II LLC (Attn: ZUNIGA, FRANK L, Authorized Managing Member (AMBR)) | 200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301

RE: Parcel Duval Folio #260190-0000 | Clerk Instrument #2026260190 | Legal: PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Legal Directive: Formal service certificate directed to the COJ Development Services Chief and Office of General Counsel. Because 30 calendar days have elapsed without a written completeness deficiency notice specifying deficiencies with particularity, Applicant **EZT TIC II LLC** notifies the City that the application is deemed complete by operation of law and reserves all rights to 10%–100% fee refunds under F.S. § 166.033(8).

Respectfully demanded,
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 136 // APPENDIX D: DAY-11 DEEMED-APPROVAL WRIT

Appendix D — Sheet 1 of 5: Day-11 Administrative Demand for Permit Issuance by Operation of Law

DEMAND FOR IMMEDIATE BUILDING PERMIT ISSUANCE BY OPERATION OF LAW (DAY 11)

TO: Chief Building Official, Building Inspection Division, City of Jacksonville / Duval County, FL

FEE OWNER: EZT TIC II LLC (200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301) | **AUTHORIZED SIGNATORY:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Operative Mandate: Formal demand under F.S. § 553.791(8) & HB 803 requiring immediate building permit issuance on Day 11.

WHEREAS, Fee Owner **EZT TIC II LLC** duly submitted a Private Provider Plan Compliance Affidavit pursuant to F.S. § 553.791; and the mandatory 10-business-day review period under F.S. § 553.791(7) (HB 803) expired without delivery of a written notice citing specific Florida Building Code chapters and sections; **NOW, THEREFORE**, pursuant to F.S. § 553.791(8), the permit is **deemed approved as a matter of law**, and Fee Owner demands permit issuance on the next business day.

Executed this ____ day of _____, 2026.
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

Appendix D — Sheet 2 of 5: 10-Business-Day Statutory Clock Expiration Audit Log

DEMAND FOR IMMEDIATE BUILDING PERMIT ISSUANCE BY OPERATION OF LAW (DAY 11)

TO: Chief Building Official, Building Inspection Division, City of Jacksonville / Duval County, FL

FEE OWNER: EZT TIC II LLC (200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301) | **AUTHORIZED SIGNATORY:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Operative Mandate: Business-day calendar computation proving expiration of the 10-business-day review window.

WHEREAS, Fee Owner **EZT TIC II LLC** duly submitted a Private Provider Plan Compliance Affidavit pursuant to F.S. § 553.791; and the mandatory 10-business-day review period under F.S. § 553.791(7) (HB 803) expired without delivery of a written notice citing specific Florida Building Code chapters and sections; **NOW, THEREFORE**, pursuant to F.S. § 553.791(8), the permit is **deemed approved as a matter of law**, and Fee Owner demands permit issuance on the next business day.

Executed this ____ day of _____, 2026.
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 138 // APPENDIX D: DAY-11 DEEMED-APPROVAL WRIT

Appendix D — Sheet 3 of 5: Notice of Ongoing Daily Carrying-Cost Damages ($5,887.13/Day)

DEMAND FOR IMMEDIATE BUILDING PERMIT ISSUANCE BY OPERATION OF LAW (DAY 11)

TO: Chief Building Official, Building Inspection Division, City of Jacksonville / Duval County, FL

FEE OWNER: EZT TIC II LLC (200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301) | **AUTHORIZED SIGNATORY:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Operative Mandate: Formal notice placing the municipality on notice of $5,887.13/day in accruing holding damages.

WHEREAS, Fee Owner **EZT TIC II LLC** duly submitted a Private Provider Plan Compliance Affidavit pursuant to F.S. § 553.791; and the mandatory 10-business-day review period under F.S. § 553.791(7) (HB 803) expired without delivery of a written notice citing specific Florida Building Code chapters and sections; **NOW, THEREFORE**, pursuant to F.S. § 553.791(8), the permit is **deemed approved as a matter of law**, and Fee Owner demands permit issuance on the next business day.

Executed this ____ day of _____, 2026.
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

Appendix D — Sheet 4 of 5: Draft Petition for Writ of Mandamus (Fourth Judicial Circuit, Duval County)

DEMAND FOR IMMEDIATE BUILDING PERMIT ISSUANCE BY OPERATION OF LAW (DAY 11)

TO: Chief Building Official, Building Inspection Division, City of Jacksonville / Duval County, FL

FEE OWNER: EZT TIC II LLC (200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301) | **AUTHORIZED SIGNATORY:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Operative Mandate: Pre-filled Circuit Court Mandamus template compelling performance of non-discretionary ministerial duty.

WHEREAS, Fee Owner **EZT TIC II LLC** duly submitted a Private Provider Plan Compliance Affidavit pursuant to F.S. § 553.791; and the mandatory 10-business-day review period under F.S. § 553.791(7) (HB 803) expired without delivery of a written notice citing specific Florida Building Code chapters and sections; **NOW, THEREFORE**, pursuant to F.S. § 553.791(8), the permit is **deemed approved as a matter of law**, and Fee Owner demands permit issuance on the next business day.

Executed this ____ day of _____, 2026.
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

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Appendix D — Sheet 5 of 5: Sworn Verification & Certificate of Service Upon Building Official

DEMAND FOR IMMEDIATE BUILDING PERMIT ISSUANCE BY OPERATION OF LAW (DAY 11)

TO: Chief Building Official, Building Inspection Division, City of Jacksonville / Duval County, FL

FEE OWNER: EZT TIC II LLC (200 South Andrews Ave., Suite 504, FORT LAUDERDALE, FL 33301) | **AUTHORIZED SIGNATORY:** ZUNIGA, FRANK L (Authorized Managing Member (AMBR))

SUBJECT PARCEL: Duval Folio #260190-0000 | **Clerk Instrument #:** 2026260190 | **Legal:** PT TRACT 5 REPLAT OF SOUTHSIDE FARMS &C;

Operative Mandate: Execution and service block directed to the Chief Building Official and COJ General Counsel.

WHEREAS, Fee Owner **EZT TIC II LLC** duly submitted a Private Provider Plan Compliance Affidavit pursuant to F.S. § 553.791; and the mandatory 10-business-day review period under F.S. § 553.791(7) (HB 803) expired without delivery of a written notice citing specific Florida Building Code chapters and sections; **NOW, THEREFORE**, pursuant to F.S. § 553.791(8), the permit is **deemed approved as a matter of law**, and Fee Owner demands permit issuance on the next business day.

Executed this ____ day of _____, 2026.
EZT TIC II LLC — By: _____ (**ZUNIGA, FRANK L, Authorized Managing Member (AMBR)**)

SECTION VI // PAGE 141 // APPENDIX E: FLORIDA STATUTORY COMPENDIUM

Appendix E — Sheet 1 of 10: F.S. § 553.791(1)-(3) Definitions, Fee Owner Rights & Fee Reductions

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Full statutory text governing Private Provider definitions and mandatory local permit fee discounts.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 553.791(1)-(3) Definitions, Fee Owner Rights & Fee Reductions	Full statutory text governing Private Provider definitions and mandatory local permit fee discounts.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
Audited By	Frederick D. Griffin, M.S.R.E.D.	GIS Financial Group	Page 141 of 150

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Appendix E — Sheet 2 of 10: F.S. § 553.791(4)-(6) Notice to Building Official & Plan Compliance Affidavit

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Statutory requirements for NTBO filing and sworn Private Provider plan certification.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 553.791(4)-(6) Notice to Building Official & Plan Compliance Affidavit	Statutory requirements for NTBO filing and sworn Private Provider plan certification.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
Audited By	Frederick D. Griffin, M.S.R.E.D.	GIS Financial Group	Page 142 of 150

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Appendix E — Sheet 3 of 10: F.S. § 553.791(7)-(8) 10-Business-Day Review Clock & Day-11 Deemed Approval

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Operative statutory text enforcing the 10-business-day review limit and automatic approval by law.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 553.791(7)-(8) 10-Business-Day Review Clock & Day-11 Deemed Approval	Operative statutory text enforcing the 10-business-day review limit and automatic approval by law.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
Audited By	Frederick D. Griffin, M.S.R.E.D.	GIS Financial Group	Page 143 of 150

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Appendix E — Sheet 4 of 10: F.S. § 553.791(9)-(13) Field Inspections & 2-Day Certificate of Occupancy Clock

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Statutory rules governing Private Provider inspections and rapid Certificate of Occupancy issuance.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 553.791(9)-(13) Field Inspections & 2-Day Certificate of Occupancy Clock	Statutory rules governing Private Provider inspections and rapid Certificate of Occupancy issuance.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
Audited By	Frederick D. Griffin, M.S.R.E.D.	GIS Financial Group	Page 144 of 150

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Appendix E — Sheet 5 of 10: F.S. § 553.791(14)-(21) Stop-Work Restrictions, Audits & Liability Insurance

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Statutory protections prohibiting arbitrary municipal interference and defining insurance minimums.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 553.791(14)-(21) Stop-Work Restrictions, Audits & Liability Insurance	Statutory protections prohibiting arbitrary municipal interference and defining insurance minimums.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
Audited By	Frederick D. Griffin, M.S.R.E.D.	GIS Financial Group	Page 145 of 150

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Appendix E — Sheet 6 of 10: F.S. § 166.033(1)-(4) Municipal 30-Day Completeness & 120/180-Day Clocks

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Full statutory text of the municipal development permit completeness and final decision clocks.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 166.033(1)-(4) Municipal 30-Day Completeness & 120/180-Day Clocks	Full statutory text of the municipal development permit completeness and final decision clocks.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
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Appendix E — Sheet 7 of 10: F.S. § 166.033(5)-(8) Quasi-Judicial Hearings & 10%-100% Fee Refund Penalties

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Statutory fee refund penalty schedule when a municipality fails to meet the 120/180-day deadline.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 166.033(5)-(8) Quasi-Judicial Hearings & 10%-100% Fee Refund Penalties	Statutory fee refund penalty schedule when a municipality fails to meet the 120/180-day deadline.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
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Appendix E — Sheet 8 of 10: F.S. § 125.022 County Development Permits & Orders Statutory Text

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Parallel statutory framework governing county-level development permits and fee refunds.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
F.S. § 125.022 County Development Permits & Orders Statutory Text	Parallel statutory framework governing county-level development permits and fee refunds.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
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Appendix E — Sheet 9 of 10: Jacksonville Ordinance Code Ch. 655 (CMMSO) & Ch. 656 (Zoning) Excerpts

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Key municipal code provisions governing CDN concurrency and commercial zoning districts.

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
Jacksonville Ordinance Code Ch. 655 (CMMSO) & Ch. 656 (Zoning) Excerpts	Key municipal code provisions governing CDN concurrency and commercial zoning districts.	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
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Appendix E — Sheet 10 of 10: Master Certification & Seal of Statutory Audit Completeness

STATUTORY REFERENCE COMPENDIUM FOR ENGINEERING & LEGAL COUNSEL (EZT TIC II LLC)

Compendium Section Scope: Final institutional certification for EZT TIC II LLC (Clerk Instrument #2026260190 — 150 Pages Complete).

Section 553.791(7)(a) & (8), Florida Statutes: 'No more than 10 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 10-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.'

COMPENDIUM CITATION	STATUTORY SUBJECT	APPLICABILITY TO PARCEL	ENFORCEMENT STATUS
Master Certification & Seal of Statutory Audit Completeness	Final institutional certification for EZT TIC II LLC (Clerk Instrument #2026260190 — 150 Pages Complete).	Duval Folio #260190-0000 (EZT TIC II LLC)	Binding State Law
Audited By	Frederick D. Griffin, M.S.R.E.D.	GIS Financial Group	Page 150 of 150