



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 27, 2022
PROJECT NAME AND NUMBER: PB-21-00019 SUP Mavis
APPLICATION TYPE: Special Use Permit
RECOMMENDATION: Approve with Conditions
CITY PROJECT CONTACT: Nathaniel Chan

APPLICATION INFORMATION:

Applicant: Bohler Engineering FL, LC, Agent for GDP Gainesville, LLC
Property Owner(s): GDP Gainesville, LLC
Related Petition(s): N/A
Legislative History: N/A
Neighborhood Workshop: Yes, held on December 3rd, 2020

SITE INFORMATION:

Address: 5700 NW 23rd St (Southwest corner of NW 62nd Ave and NW 23rd St)
Parcel Number(s): 06014-031-000
Acreage: 29.53 +/- acres
Existing Use(s): Vacant
Land Use Designation(s): City of Gainesville Mixed-Use Medium (MUM)
Zoning Designation(s): City of Gainesville Mixed-Use (MU-2)
Overlay District(s): N/A
Transportation Mobility Program Area (TMPA): Zone B

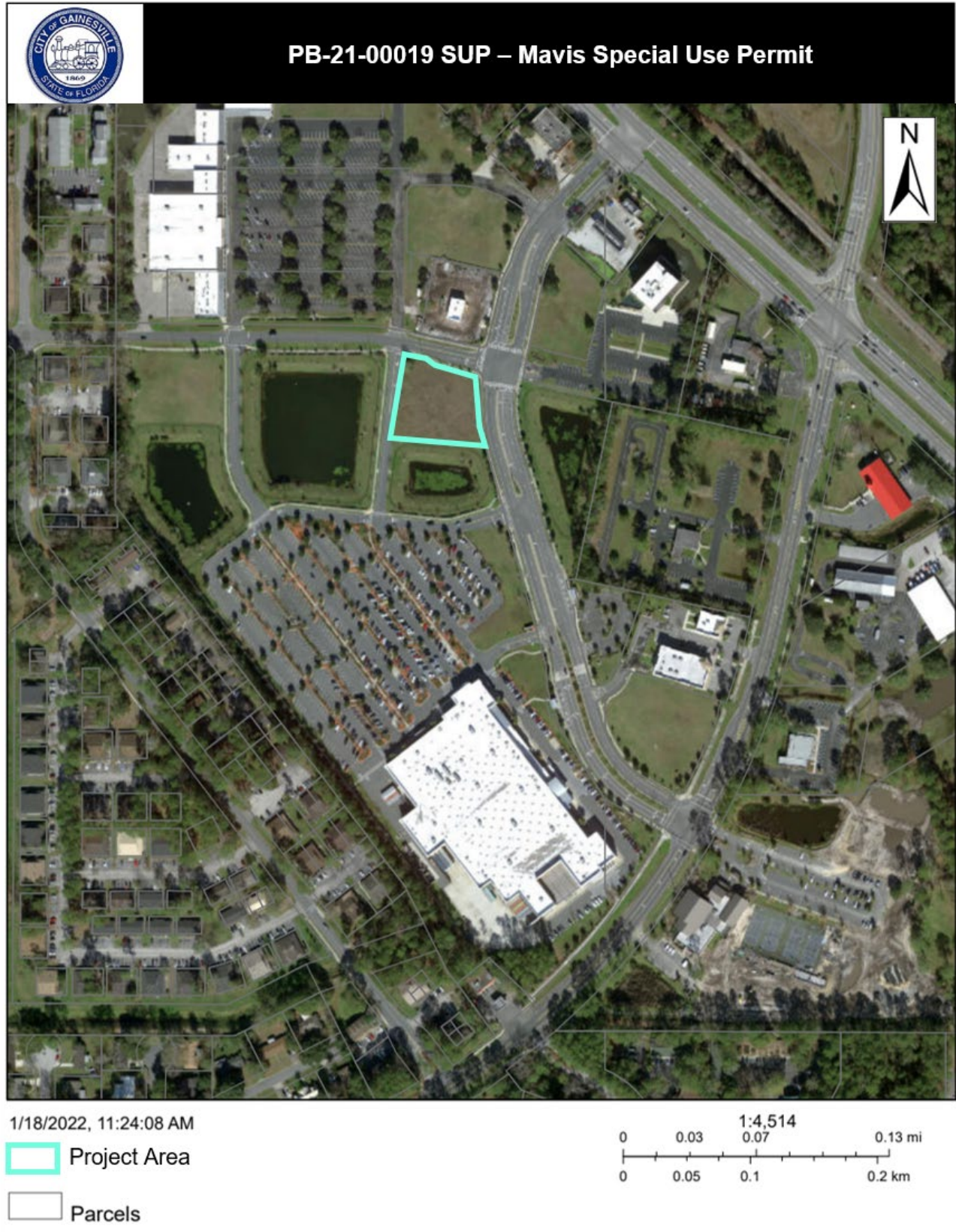


Figure 1: Location Map

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Restaurant/Drive-through	Mixed-Use Medium (MUM)	Mixed-Use (MU-2)
South	Vacant; Stormwater Area	Mixed-Use Medium (MUM)	Mixed-Use (MU-2)
East	Vacant; Stormwater Area	Mixed-Use Medium (MUM)	Mixed-Use (MU-2)
West	Vacant; Stormwater Area	Mixed-Use Medium (MUM)	Mixed-Use (MU-2)

PURPOSE AND DESCRIPTION:

This petition is privately initiated by the property owner and requests a Special Use Permit to allow a vehicle services use located at 5700 NW 23rd St (Southwest corner of NW 62nd Ave and NW 23rd St). Vehicle services is a permitted use in the MU-2 zoning district via Special Use Permit. The applicant is requesting a Special Use Permit to establish a vehicle services use on the northeast corner of 5700 NW 23rd St, where there is an existing Wal-Mart on the parcel.

STAFF ANALYSIS AND RECOMMENDATION:

The staff recommendation is based on the review criteria for special use permit stated in Section 30-3.24 in the Land Development Code. No special use permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The following review criteria are stated below:

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.
- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.
- C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.
- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.
- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

ANALYSIS

A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

The proposed vehicle services use at the subject property is consistent with the Comprehensive Plan and the Land Development Code in the following ways:

Future Land Use Element

Objective 1.5

Discourage the proliferation of urban sprawl.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 4.1.1

Mixed-Use Medium Intensity (MUM): 12-30 units per acre

This land use category allows a mixture of residential, office, and business uses concentrated in mapped areas. When implemented by the Corporate Park zoning district, this category is appropriate for corporate office facilities and mixed-use office-oriented development. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.**

The proposed vehicle services use at the subject property is compatible with the existing land use pattern and future land uses designated by the Comprehensive Plan. The surrounding areas are zoned Mixed-Use (MU-2), which allows a variety of uses both residential and nonresidential. Almost all of the surrounding uses are nonresidential in nature, ranging from Public Services facilities, retail, business, and other commercial uses. The existing land use pattern matches with the proposed vehicle services use at the subject property.

The scale, height, mass, and bulk of the proposed vehicle services use is compatible with the existing land use pattern surrounding the subject property, which is primarily single-story nonresidential, specifically public services, retail, and restaurant uses. The applicant submitted conceptual site plans to ensure compliance with the requirements for vehicle services within the Mixed-Use (MU-2) zoning district in the Land Development Code and the Comprehensive Plan. The design of the vehicle services use will include 8 internally-oriented service bays in compliance with Section 30-5.30 of the Land Development Code on the Use Standards for Vehicle Services and Repair uses. The building is oriented with the main entrance on NW 23rd Street and the service bays on the sides of the building. The proposed development will need to undergo both development plan review and building

permit review upon approval of the Special Use Permit. Glazing, landscaping, parking, and other design requirements will be assessed at development plan review.

The intensity of the proposed vehicle services use is comparable to other commercial uses in the area, including other auto-oriented commercial uses nearby. The character of the activity as a vehicle services use will have limited impacts to the surrounding uses. The abutting properties are vacant, and there are no single-family or residential uses within close proximity to the proposed use. Lighting and parking will be reviewed at development plan review but will be designed appropriately for a commercial use. Since the surrounding properties have the same future land use category as the subject property (Mixed-Use Medium, MUM), compatibility buffers and screening requirements are not applicable to the subject property per Section 30-8.5 of the Land Development Code.

C. The proposed use will not adversely affect the health, safety, and welfare of the public.

The proposed vehicle services use at the subject property will not adversely affect the health, safety, or welfare of the public. Vehicle services are allowed in the MU-2 zoning district with a special use permit. The surrounding properties are zoned MU-2 and the district allows a mix of residential and non-residential or commercial uses. There are similar auto-oriented uses in the area that complement the proposed vehicle services use at the subject property. The proposed vehicle services use at the property will be subject to compliance with the City of Gainesville's Noise Ordinance, but the proposed use is not expected to impact neighboring properties in terms of noise. The site's use is not expected to produce pollution or to store hazardous materials on the site.

D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

The applicant is proposing ingress and egress to the property on the eastern boundary (NW 23rd Street) and on the western boundary. There are existing sidewalks serving the subject property, therefore sidewalk improvements will not be needed. The applicant's conceptual site plan outlines 34 vehicle parking spaces with 2 of the spaces being handicap spaces.

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

There are no adjacent properties zoned for single-family residential use. Any proposed parking, service, and loading areas will be reviewed at development plan review.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

The proposed vehicle services use at the property will be subject to compliance with the City of Gainesville's Noise Ordinance. Any lighting on the subject property will be reviewed at development plan review and subject to compliance with Section 30.6.12 of the Land Development Code on Outdoor Lighting. Regarding odor, the proposed vehicle services use is not expected to negatively impact the surrounding properties.

G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

The applicant is proposing a dumpster on the southeast part of the property, near the west entrance. This dumpster will be reviewed for screening, lighting, and location on the site at development plan review. There are no outdoor storage or display areas proposed as part of this special use permit.

H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

Public utilities currently exist on the site and are equipped to provide service to the proposed vehicle services use.

I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Screening and buffers are not proposed for the subject project. The surrounding properties are vacant and have the same zoning district and future land use category as the subject property (MU-2 zoning, Mixed-Use Medium future land use). Per Section 30-8.5 of the Land

Development Code, compatibility buffers are not required for properties with the same future land use category.

J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

There are no adjacent properties zoned for single-family residential use.

K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

The proposed vehicle services use meets all of the requirements for vehicle services or repair uses set forth in Section 30-5.30 of the Land Development Code. The development proposes a maximum of two service area entrances at the sides of the building with direct access to 8 internally-oriented service bays. All installation, sales and services will be conducted within a completely enclosed building. All lifts, tools and repair facilities will be located in the principal structure. There is no outdoor accessory display or storage proposed for this development.

RECOMMENDATION

Staff recommends approval of PB-21-19 SUP, with conditions:

1. Activity at the property shall be regulated by Chapter 15 of the City's Code of Ordinances which specifies maximum sound levels for daytime and nighttime hours.
2. The use at the property shall be limited to 8 internally-oriented service bays.
3. Outdoor storage and display is not permitted at the subject property.
4. Upon approval of the Special Use Permit the property owner shall apply for Development Plan Review.

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition PB-21-19 SUP with conditions.

POST-APPROVAL REQUIREMENTS:

Development Plan Review will be required following approval from the City Plan Board. Compliance with any special conditions established by the City Plan Board will be reviewed at this stage.

LIST OF APPENDICES:

Appendix A Application Documents

Appendix B Comprehensive Plan Goals, Objectives, and Policies

Appendix C Maps and Tables

Appendix D Preliminary Site Plan

Appendix A

Application Documents



APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: GDP Gainesville, LLC
Address: 145 Otterkill Road, PO Box 55 Mountainville, NY 10953
Phone: 845 534 0100 Fax: _____
Owner's Signature:
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: Bohler Engineering FL, LLC
Address: 3820 Northdale Blvd. Suite 300B, Tampa, FL 33624
Phone: 813-812-4100 Fax: _____

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: NW 62nd Ave & NW 23rd St
Tax parcel no(s): A portion of 06014-031-000
Legal description (use separate sheet, if needed): See attached for legal description.

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: _____ Date: _____

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section _____, Subsection _____, Paragraph _____, of the Land Development Code, City of Gainesville, to allow the following use:

A preliminary site plan is not required and is not attached.

Existing zoning classification: MU-2 Existing land use designation: Vacant


Existing use of property: Vacant outparcel.

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North			
South	MU-2	MUM	Commercial
East			
West			

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board’s decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: _____ Date: _____

Name of Owner (please print)	
Name:	GDP Gainesville, LLC
Address:	145 Otterkill Road, PO Box 55 Mountainville, NY 10953
Phone:	845 534 0100
Fax:	
Owner’s Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	
Fax:	
Owner’s Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

JUSTIFICATION REPORT

Description: A special use permit is required for the proposed use, vehicle services. Pursuant to Section 30-4.19, Zoning District MU-2, the proposed development will require a special use permit. The proposed development will be a 6,724 SF vehicle services with twenty-five (25) parking spaces, located northeast of 5700 NW 23rd St, at the SW corner of NW 62nd Ave and NW 23rd St. Contact Person: Kyle Morel, PE, (813) 812-4100 for additional information

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

RESPONSE: The proposed facility is consistent with the Comprehensive Plan and Land Development Code and will include the necessary building setbacks, landscape buffers, parking requirements, ADA connectivity, etc.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

RESPONSE: The proposed project will be an outparcel to an existing Wal-Mart shopping center and adjacent commercial uses. The current zoning is MU-2 and the proposed development will comply with similar density, scale, height, etc. as the adjacent uses.

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.

RESPONSE: The proposed development will not adversely impact health, safety, and welfare to the public and will comply with all applicable Land Development Code.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

RESPONSE: The development will meet applicable traffic criteria and proposed driveways will be appropriately spaced from the adjacent intersections.

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

RESPONSE: The development will meet or exceed current off-site parking requirements and shall include appropriate loading areas. The development is surrounded by commercial uses.

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

RESPONSE: The development will not negatively impact surrounding properties with noise, glare, or exterior lighting.

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

RESPONSE: The site will propose a dumpster which is fully enclosed and not visible from any adjacent right of ways. Appropriate pedestrian access will be provided from the right of way to the proposed development.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

RESPONSE: As this was a master developed commercial area, the site currently has adjacent utilities for connection.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

RESPONSE: The site will meet all minimum landscape buffers pursuant to Land Development Code and a code-minimum landscape plan will be designed and submitted with our site plan application.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

RESPONSE: The site will have normal operating hours.

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

RESPONSE: Based on our review of the Land Development Code, there do not appear to be any special requirements, above and beyond standard code criteria for this development.

Vehicle Service - Neighborhood Meeting Minutes

Date: Thursday, December 3, 2020

Time: 6:00 pm

Place: Virtual Meeting via Zoom

Host: Kyle Morel at Bohler Engineering

Attendees: Kyle Morel (Bohler Engineering), Adam Zions (Bohler Engineering), Tiffany Marsh (Developer), Adrian Goddard (Developer), Robin Fall (Neighbor 5805 NW 23RD Ter Apt C), Bernadine Witchey (Neighbor 5813 NW 23RD Ter Apt C)

Meeting Project Intro:

This is a Meeting for Neighborhood Workshop for a commercial development located at the southwest corner of NW 62nd St and NW 23rd St. The development is for a 6,728 SF Vehicle Service use. The site is located northeast of 5700 NW 23rd St, at the SW corner of NW 62nd Ave and NW 23rd St as an outparcel of the Walmart Plaza. The proposed development will tie into the existing Master stormwater system and provide code minimum landscaping. The dumpster will also be screen per code. (Kyle went through short slide show presentation)

Open Discussion:

Robin: Where is the project in relation to the Walmart and the Duncan Donuts?

Kyle: The project is located north of the Walmart and across the street south of the Duncan Donuts

Robin: What type of Vehicle Service is this project?

Tiffany: The proposed use will have brakes, stocks, tire sales and similar items. The use will not include body or engine work.

Robin: When will construction start?

Kyle : We still need to submit for permits and need about month for first submittal. Based on that construction could start from 6-8 months from now.

Robin & Bernadine: Discuss the project in relation to the houses.

Robin: Does this project need to change zoning or have a public hearing?

Kyle: No, proposed project is a permitted use and should be an Administrative process, so no public hearing required.

Robin & Bernadine: Ask for a copy of the presentation and the site plan.

Kyle: Agrees to send them a copy via email.

Robin & Bernadine: Exchange contact information.

Meeting Adjourned

Sincerely,

Bohler



Kyle Morel, PE
Project Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Columbia, Dixie, Gilchrist, Levy, Union, Counties), that the attached copy of advertisement, being a Notice of Neighborhood Workshop relating to the matter of:


was published in said newspaper in the issues of Thursday, January 7, 2021

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

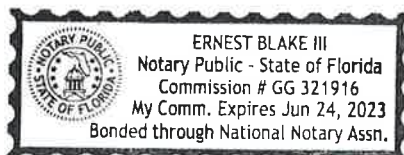
Sworn to and subscribed before me this 7th day of January A.D. 2021.



Witness



Notary Public



PUBLIC NOTICE
A neighborhood workshop will be held to discuss proposed development of a 6,724 SF automotive services with twenty-five (25) parking spaces located northeast of 5700 NW 23rd St, at the SW corner of NW 62nd Ave and NW 23rd St. This is not a public hearing. The purpose of the meeting is to inform the neighboring property owners of the nature of the proposal and to seek their comments.
This meeting will be held Monday, January 25th, 2021 at 6 PM via Microsoft Teams.
Contact Person: Kyle Morel, PE, (813) 812-4100 for additional information.

Senate history

Continued from Page 1A

Donald Trump, who made one of his final trips in office to Georgia to rally his loyal base behind the state's Republican candidates.

In an emotional address Wednesday, Warnock vowed to work for all Georgians whether they voted for him or not, citing his experience with the American dream. His mother, he said, used to pick "somebody else's cotton" as a teenager.

"The other day, because this is America, the 82-year-old hands that used to pick somebody else's cotton picked her youngest son to be a United States senator," he said. "Tonight, we proved with hope, hard work and the people by our side, anything is possible."

Warnock's victory marked a "reversal of the old southern strategy that sought to divide people," Warnock told ABC's



Warnock

"Good Morning America."

This week's elections mark the formal finale to the turbulent 2020 election season more than two months after the rest of the nation finished voting. The unusually high stakes transformed

Georgia, once a solidly Republican state, into one of the nation's premier battlegrounds for the final days of Trump's presidency – and likely beyond.

Warnock's victory is a symbol of a striking shift in Georgia's politics as the swelling number of diverse, college-educated voters flex their power in the heart of the Deep South. It follows Biden's victory in November, when he became the first Democratic presidential candidate to carry the state since 1992.

The Associated Press declared Warnock the winner after an analysis of outstanding votes showed there was no



Ossoff

way for Loeffler to catch up. Warnock's edge is likely to grow as more ballots are counted, many of which were in Democratic-leaning areas. Loeffler refused to concede in a brief message to supporters shortly after midnight.

"We've got some work to do here. This is a game of inches. We're going to win this election," insisted Loeffler, a 50-year-old former businesswoman who was appointed to the Senate less than a year ago by the state's governor.

Loeffler, who remains a Georgia senator until the results of Tuesday's election are finalized, returned to Washington on Wednesday morning to join a small group of senators planning to challenge Congress' vote to certify Biden's victory.

Georgia's other runoff election pitted Perdue, a former business executive

who held his Senate seat until his term expired on Sunday, against Ossoff, a former congressional aide and journalist.

"This campaign has been about health and jobs and justice for the people of this state – for all the people of this state," Ossoff said in a speech broadcast on social media Wednesday. "Whether you were for me, or against me, I'll be for you in the U.S. Senate. I will serve all the people of the state."

Trump's false claims of voter fraud cast a dark shadow over the runoff elections, which were held only because no candidate hit the 50% threshold in the general election. He raised the prospect of voter fraud as votes were being cast and likened the Republicans who run Georgia's election system to "chickens with their heads cut off" during a Wednesday rally in Washington.

Gabriel Sterling, a top official with the Georgia secretary of state's office and a Republican, said there was "no evidence of any irregularities."

Capitol chaos

Continued from Page 1A

spoke with senior defense leaders about calling up the National Guard.

Biden, two weeks away from being inaugurated, had declared in Wilmington, Delaware: "I call on President Trump to go on national television now to fulfill his oath and defend the Constitution and demand an end to this siege."

Biden said that democracy was "under unprecedented assault," a sentiment echoed by many in Congress, including some Republicans.

Former President George W. Bush said in a statement, "This is how election results are disputed in a banana republic – not our democratic republic." Without actually naming Trump, he said the assault on the Capitol "was undertaken by people whose passions have been inflamed by falsehoods and false hopes. Insurrection could do grave damage to our Nation and reputation."

Even for a Capitol building that has seen centuries of protests and even violence – including a 1954 shooting involving Puerto Rican nationalists –



Wednesday's events were astounding because they appeared to unfold at least initially with the blessing of the president and also because of the underlying goal of overturning the results of a lawful presidential election.

The chaotic protests halted Congress' constitutionally mandated counting of the Electoral College results, in which Biden defeated Trump, 306-232. Republican Senate Majority Leader Mitch McConnell had tried to steer Congress away from Wednesday's formal

protest of those results, and he said at the start of proceedings that Trump had clearly lost.

Wednesday's ordinarily mundane procedure of Congress certifying a new president was already going to be extraordinary, with Republican supporters of Trump vowing to protest election results that have been certified by the states. But even the unusual deliberations, which included Pence and McConnell defying Trump's demands, were quickly overtaken by the chaos.

Supporters of President Donald Trump climb the west wall of the the U.S. Capitol in Washington, D.C., on Wednesday.

JOSE LUIS MAGANA/AP

In a raucous, out-of-control scene, protesters fought past police and breached the building, shouting and waving Trump and American flags as they marched through the halls. At least one explosive device was found, but law enforcement said it did not pose a threat.

More than a dozen people were arrested.

As darkness began to set in, law enforcement officials worked their way toward the protesters, using percussion grenades to try to clear the area around the Capitol. Big clouds of tear gas were visible. Police in full riot gear moved down the steps, clashing with demonstrators.

It added up to a frightening scene for lawmakers, who were directed to take extraordinary action for their own safety.

The protesters abruptly interrupted the congressional proceedings in an eerie scene that featured official warnings directing people to duck under their seats for cover and put on gas masks after tear gas was used in the Capitol Rotunda. Some House lawmakers tweeted they were sheltering in place in their offices.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, JAN. 212-14-19-31-50-52

DOUBLE PLAY

SATURDAY, JAN. 228-32-34-46-49-50
To see payouts on games above, visit flalottery.com.

POWERBALL

SATURDAY, JAN. 23-4-11-41-67 PB: 5 (x2)
5+PB: \$384 million (0). Wednesday's jackpot \$410M
5 of 5: \$1 million (0).
4+PB: \$50,000 (5). 4 of 5: \$100 (64).
3+PB: \$100 (154). 3 of 5: \$7 (4,375).

MEGA MILLIONS

TUESDAY, JAN. 520-43-51-55-57 MB: 4 (x2)
5+MB: \$447M (0). Saturday's jackpot \$490 million.
5 of 5: \$1 million (0). 4+MB: \$10,000 (6).
4 of 5: \$500 (72). 3+MB: \$200 (190).
3 of 5: \$10 (4,375). 2+MB: \$10 (3,886)
1+MB: \$4 (32,329). MB: \$2 (85,345).

JACKPOT TRIPLE PLAY

TUESDAY, JAN. 53-9-10-30-39-44
6 of 6: \$800,000 (0). 5 of 6: \$441.50 (33).
4 of 6: \$24 (1,475). 3 of 6: \$1 (26,508).
Combo10+: \$10,000 (3). Combo9: \$500 (13).
Combo8: \$50 (89). Combo7: \$20 (725).
Combo6: \$10 (3,641) Combo5: \$5 (13,836).
Combo4: Free ticket (36,648).

FANTASY 5

TUESDAY, JAN. 53-7-28-31-33
5 of 5: \$41,739.57 (5). 4 of 5: \$100 (335).
3 of 5: \$9.50 (9,437). 2 of 5: Free ticket (91,079).

PICK 2, 3, 4, 5

WEDNESDAY, JAN. 6, MIDDAY
2-23-3-71-7-3-66-3-7-5-5

TUESDAY, JAN. 5, EVENING
0-54-7-73-4-5-02-4-8-9-2

CASH4LIFE

TUESDAY, JAN. 519-29-45-51-52 CB: 2
No winners of \$1,000 a day or week for life.
4 of 5+CB: \$2,500 (0). 4 of 5: \$500 (3).
3 of 5+CB: \$100 (66). 3 of 5: \$25 (208)
2 of 5+CB: \$10 (1,351). 2 of 5: \$4 (3,918).
1 of 5+CB: Free ticket (8,764).

TODAY IN HISTORY

Today is Thursday, Jan. 7, the seventh day of 2021.

There are 358 days left in the year.

On this date in:

1789: America held its first presidential election as voters chose electors who, a month later, selected George Washington to be the nation's

first chief executive.

1927: Commercial transatlantic telephone service was inaugurated between New York and London.

1953: President Truman announced in his State of the Union message to Congress that the United States had developed a hydrogen bomb.

1959: The United States recognized the new government of Cuba, six days after Fidel Castro led the overthrow of Fulgencio Batista.

1972: Lewis F. Powell, Jr. and William H. Rehnquist were sworn in as the 99th and 100th members of the U.S. Supreme Court.

BIRTHDAYS

"Rolling Stone" magazine founder **Jann Wenner** is 75. Singer **Kenny Loggins** is 73. Singer-songwriter **Marshall Chapman**

is 72. Actor **Erin Gray** ("Silver Spoons") is 71. Actor **Sammo Hung** ("Martial Law") is 69. Actor **David Caruso** is 65.

TV anchor **Katie Couric** is 64. Country singer **David Lee Murphy** is 62. Bassist **Kathy Valentine** of The Go-Go's is 62. Actor **David Marciano** ("Hometown") is 61. Actor **Hallie Todd** ("Lizzie McGuire") is 59. Actor **Nicolas Cage** is 57. Singer **John Ondrasik** of Five for Fighting is 56. Actor **Rex Lee** ("Entourage") is 52. Actor-rapper **Doug E. Doug** is 51.

Actor **Kevin Rahm** ("Desperate Housewives") is 50. Actor **Jeremy Renner** ("The Avengers," "The Hurt Locker") is 50. Country singer **John Rich** of Big and Rich is 47.

Actor **Dustin Diamond** ("Saved by the Bell") is 44. Actor **Reggie Austin** ("Agent Carter") is 42. Singer-rapper **Aloe Blacc** is 42. Actor **Lauren Cohan** ("The Walking Dead") is 39. Actor **Brett Dalton** ("Marvel's Agents of Shield") is 38. Actor **Robert R'ichard** ("One on One") is 38.

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On the corner of University Avenue and SW 34th Street

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www.pinnerfineshoes.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed development of a 6,724 SF automotive services with twenty-five (25) parking spaces located northeast of 5700 NW 23rd St, at the SW corner of NW 62nd Ave and NW 23rd St. This is not a public hearing. The purpose of the meeting is to inform the neighboring property owners of the nature of the proposal and to seek their comments.

This meeting will be held Monday, January 25th, 2021 at 6 PM via Microsoft Teams.

Contact Person: Kyle Morel, PE, (813) 812-4100 for additional information.

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Appendix B

Comprehensive Plan Goals, Objectives, and Policies



Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County’s use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,



TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

Policy 2.1.1 The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Policy 2.1.2 The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

Policy 2.1.3 The City should concentrate CDBG, HOME, and SHIP funding efforts primarily in a limited number of neighborhoods annually.

Policy 2.1.4 The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:

- a. Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural; and



Policy 3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography.

GOAL 4 THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (SF): up to 8 units per acre

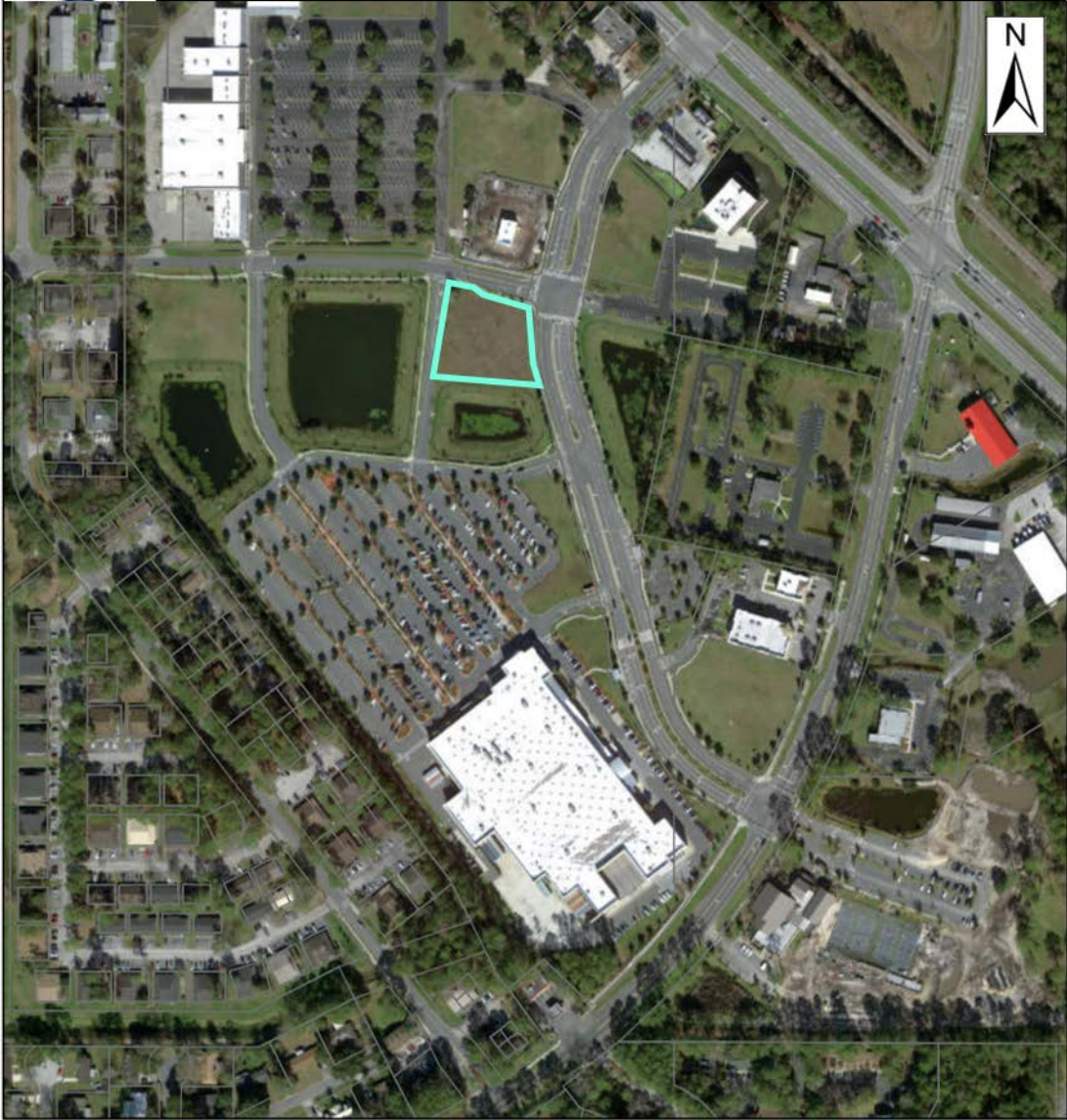
This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Appendix C

Maps and Tables



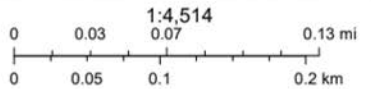
PB-21-00019 SUP – Mavis Special Use Permit



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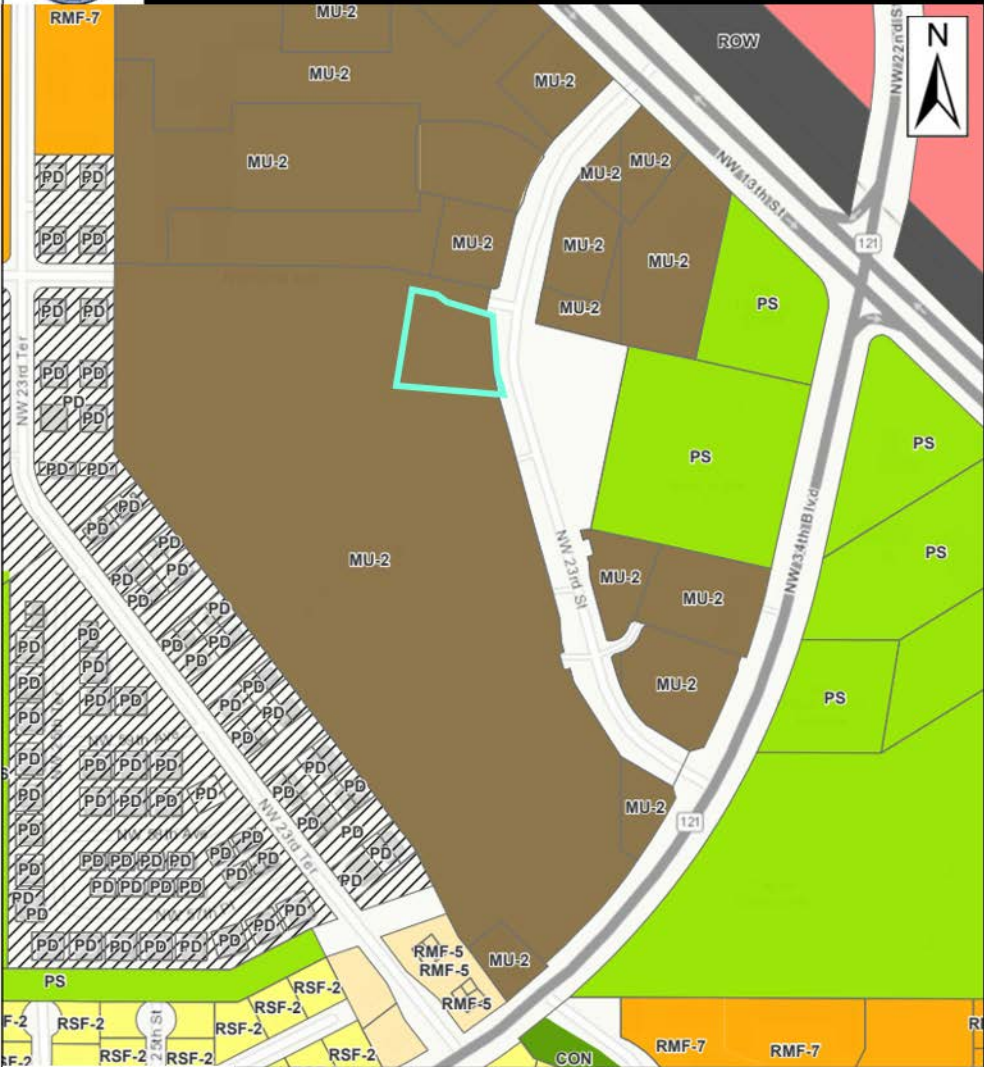
 Parcels



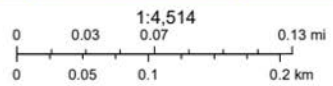


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Existing Zoning



- Project Area
- Gainesville City Limits
- Parcels
- PD: Planned Development
- PS: Public Services and Operations



City of Gainesville Zoning

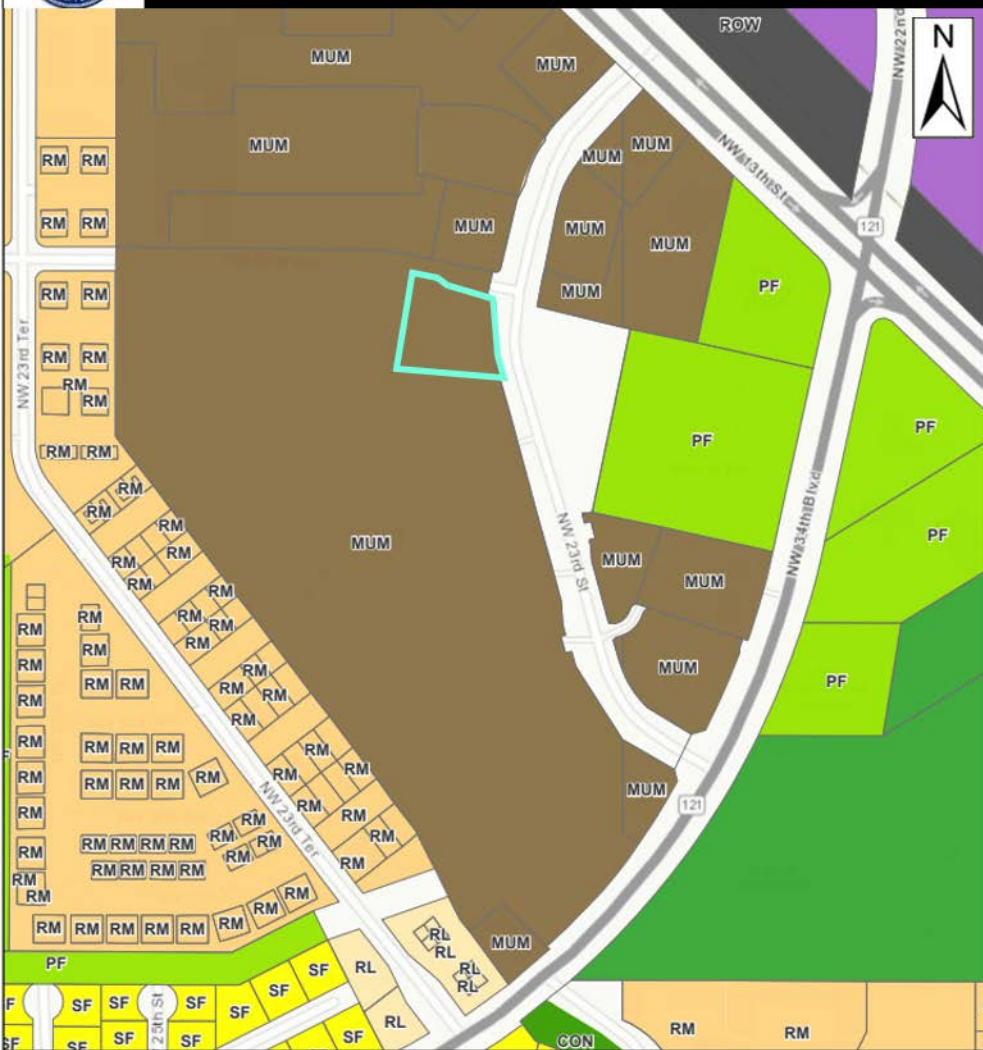
- BI: Business Industrial
- CON: Conservation
- MU-2: Mixed Use Medium Intensity

County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



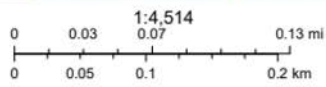
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Existing Land Use



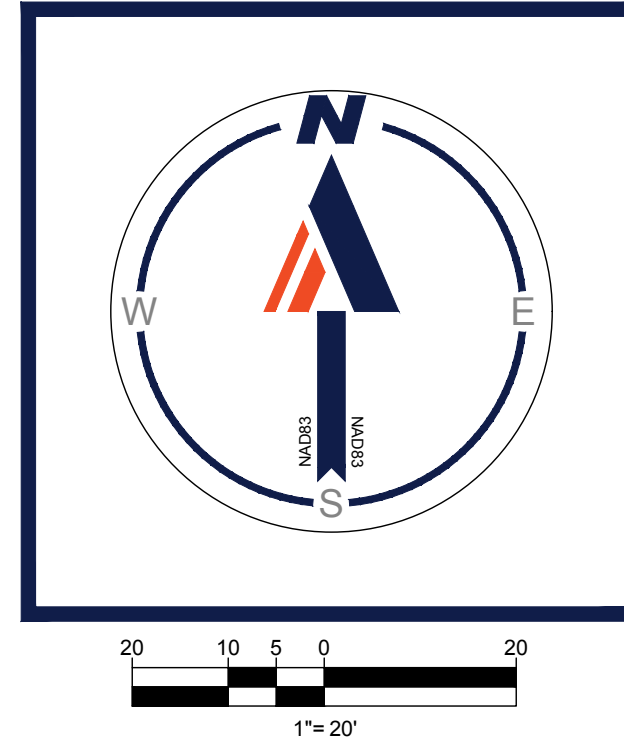
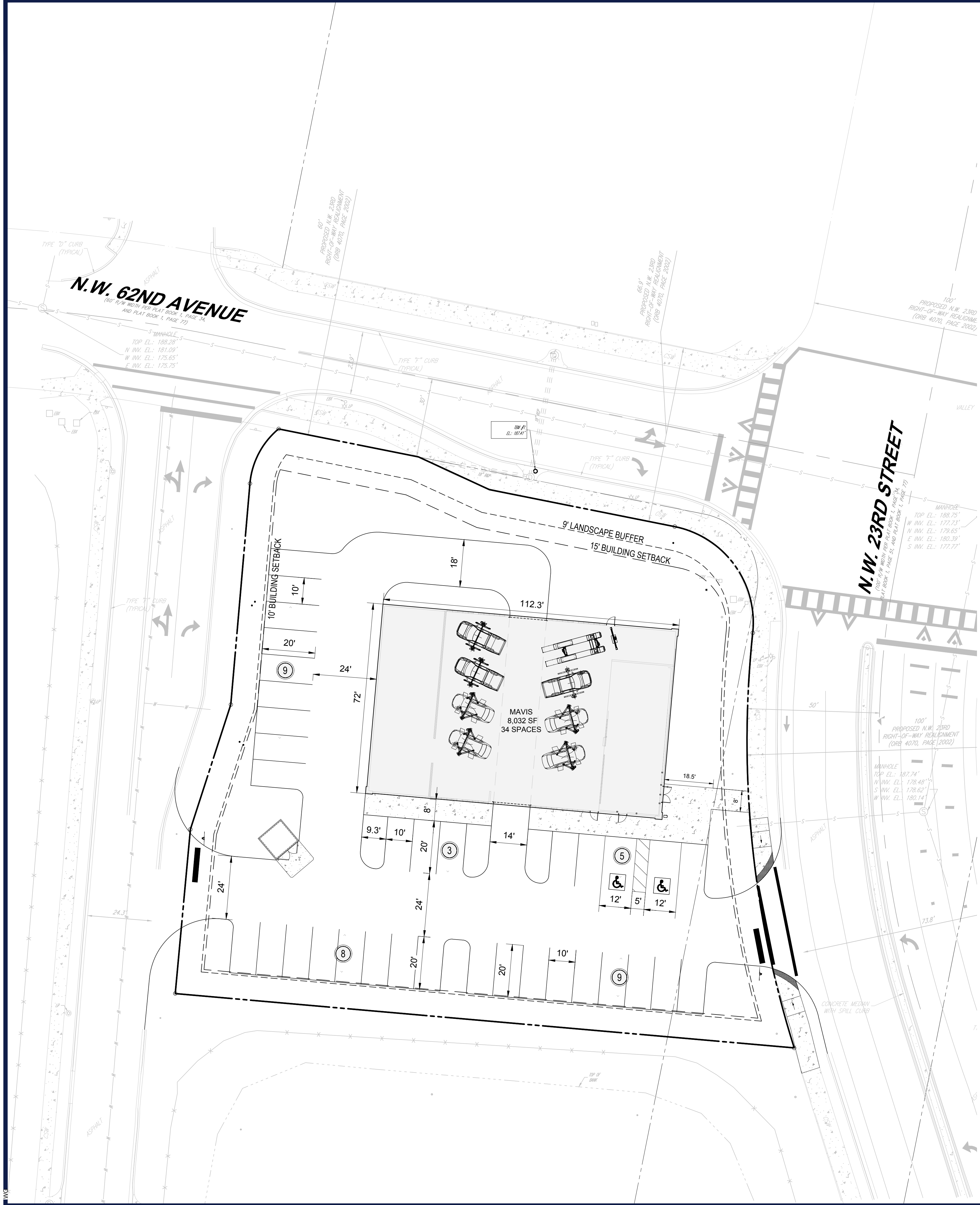
1/18/2022, 3:44:29 PM

- Project Area
- Parcels
- City of Gainesville Land Use
- CON: Conservation
- IND: Industrial
- MUM: Mixed-Use Medium
- PF: Public and Institutional Facilities
- REC: Recreation
- RL: Residential Low
- RM: Residential Medium
- SF: Single Family
- PUD: Planned Use District
- ROW



County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Appendix D
Preliminary Site Plan



LEGEND	
EX. PROPERTY LINE	---
EX. RW LINE	---
EX. ADJACENT PROPERTY LINE	---
EX. ROADWAY CL	---
PROP. PROPERTY LINE	---
PROP. BUFFER	---
PROP. SETBACK	---
PROP. PARKING COUNT	(#)
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	---

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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 ALWAYS CALL 811
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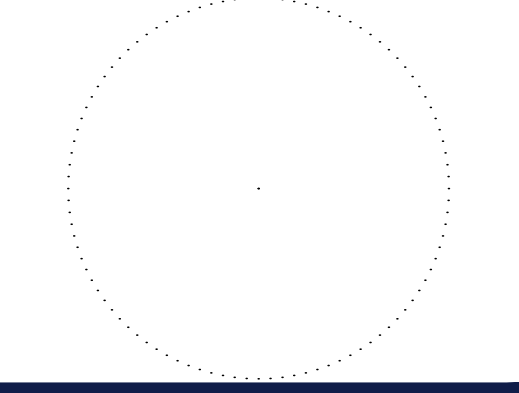
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PROJECT No.: FL190188
 DRAWN BY: WG
 CHECKED BY: KM
 DATE: 03/22/2024
 CAD ID: SPP-0

PROJECT:
SITE CONSTRUCTION PLANS
 FOR

 MAVIS DISCOUNT TIRE
 SWC OF NW 23RD ST & NW 62ND AVE
 CITY OF GAINESVILLE
 GAINESVILLE, FL

BOHLER
 3820 NORTHDAL BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 30760



SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-301
 ORG. DATE - 02/22/2024

SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF GAINESVILLE DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B.C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
- STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS"
- NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- ALL POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- A FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

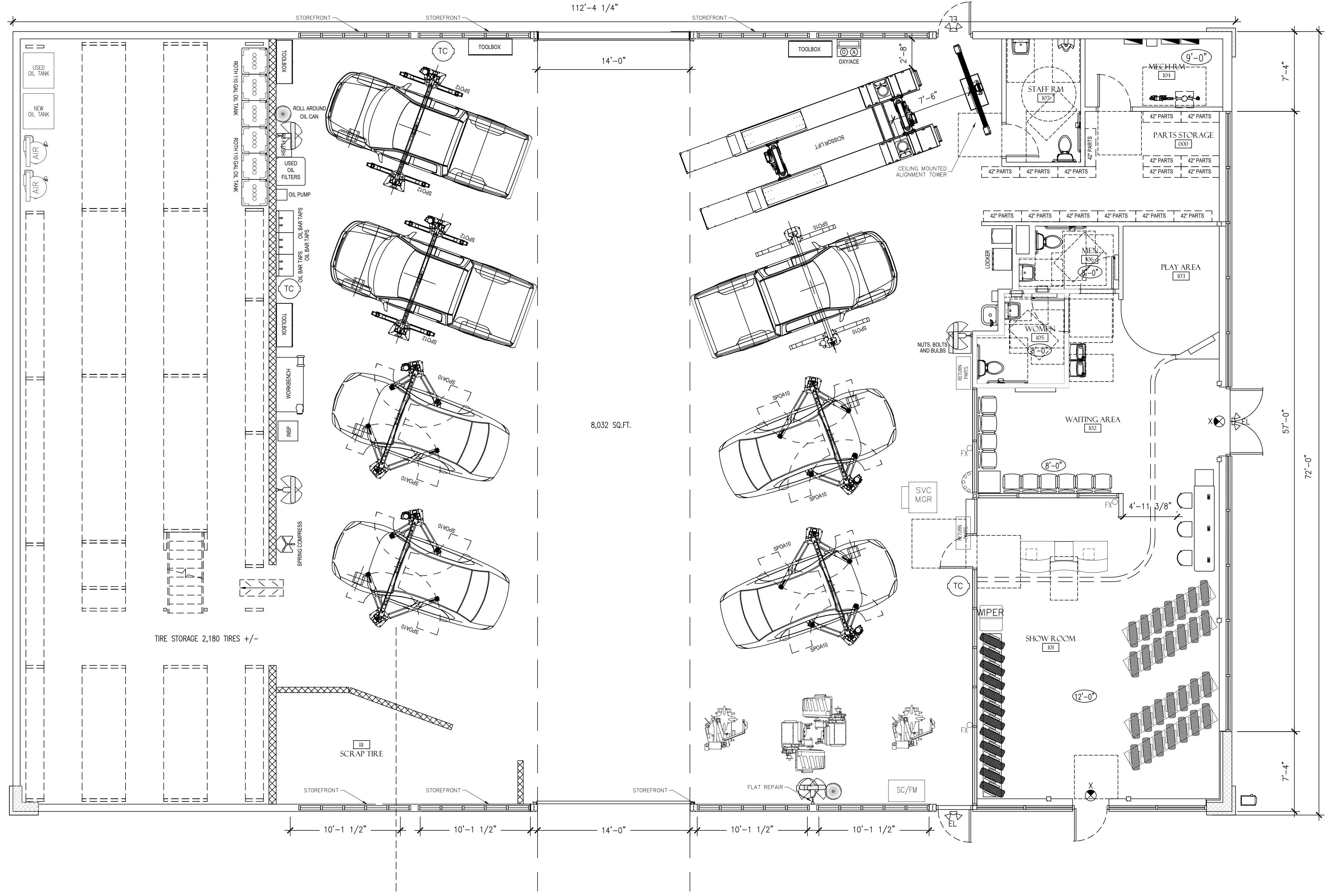
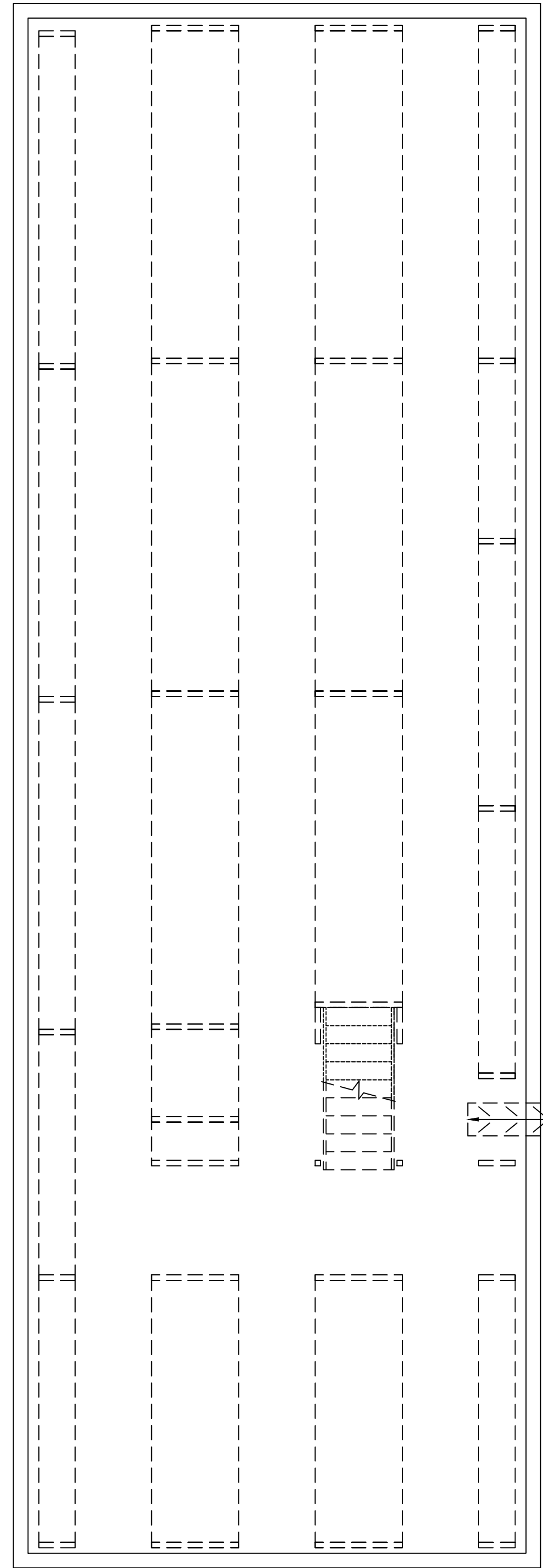
RIGHT-OF-WAY NOTES:

- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

8/6/23, 2021
 H:\01\PL\101018\DRAWINGS\EXHIBITS\SITE PLAN\11\190188 - EXHA - 6 - LAYOUT - C-301 SITE LAYOUT PLAN



1 FLOOR PLAN
A100 SCALE: 3/16" = 1'-0"

NO.	DATE	ISSUED FOR	REVIEW COMMENTS	JAW	BT	CHD
1	10/25/21	ISSUED FOR INTERNAL REVIEW				

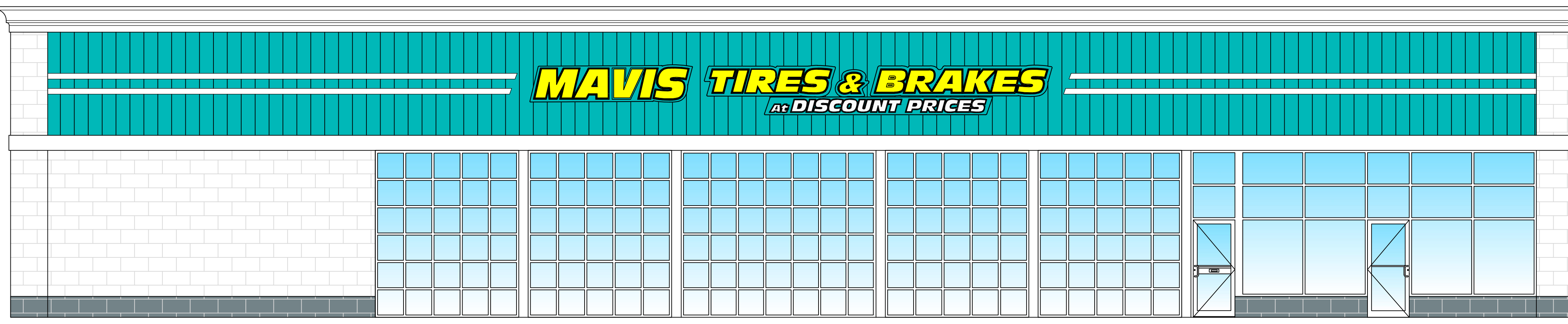
NO.	DATE	ISSUED FOR	REVIEW COMMENTS	JAW	BT	CHD

FLOOR PLAN

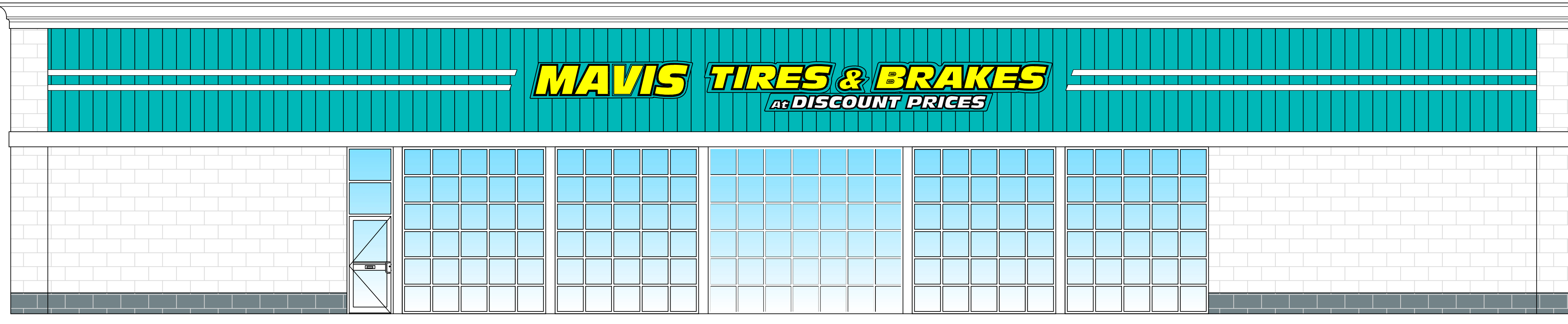
MAVIS TIRES & BRAKES #TBD - GAINESVILLE FL
5700 NW 23RD STREET, GAINESVILLE, FL 32653

ARCHITECT NAME/COMPANY
ADDRESS, SUITE
CITY, STATE, ZIP
PHONE 123.456.7890 TOLL FREE 123/456/7890
FAX 123.456.7890 • WWW.ARCHITECT_COMPANY.COM

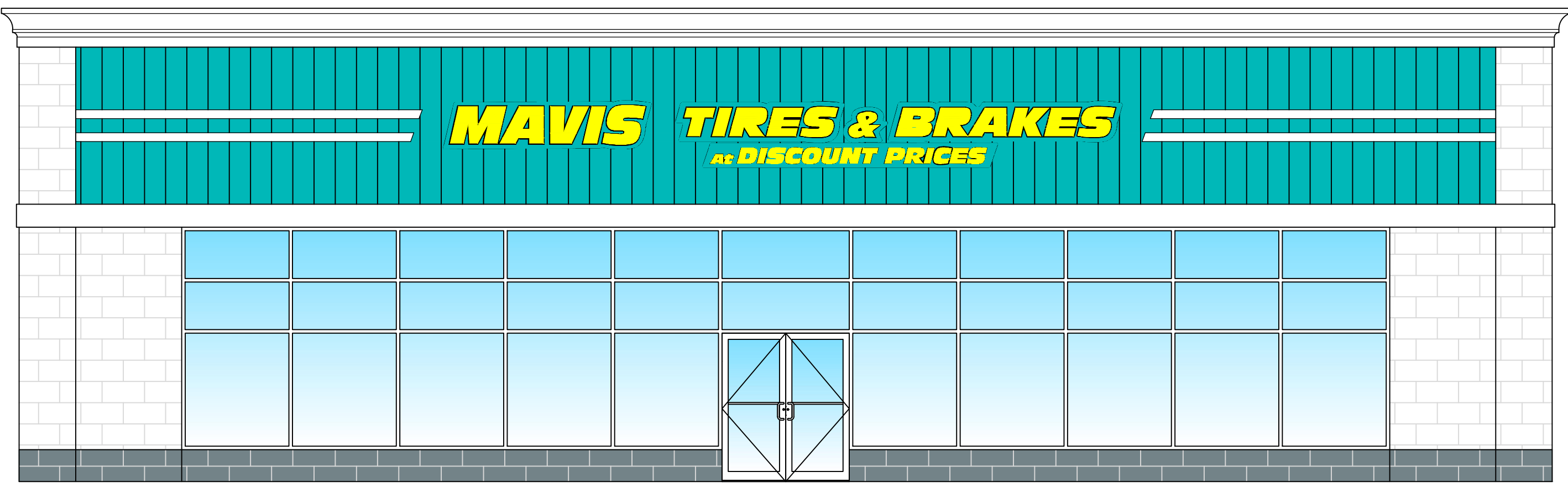
MAVIS TIRE SUPPLY, LLC
538 SAW MILL RIVER ROAD
MILLWOOD, NY 10546
PHONE (914) 984-2500



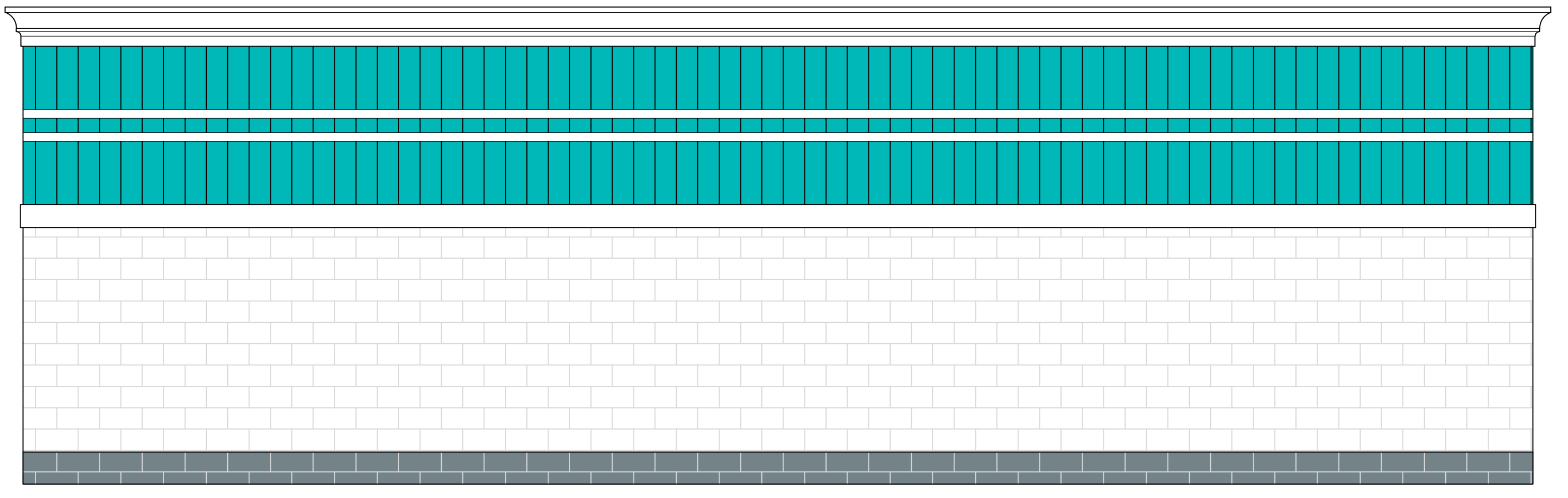
1 SOUTH ELEVATION
A200 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A200 SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
A200 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A200 SCALE: 3/16" = 1'-0"

NO.	DATE	ISSUED FOR INTERNAL REVIEW	COMMENTS	JAW	BT	CHRD
1	10/05/21					

EXTERIOR ELEVATIONS

MAVIS TIRES & BRAKES #TBD - GAINESVILLE FL
5700 NW 29RD STREET, GAINESVILLE, FL 32653

MAVIS TIRE SUPPLY, LLC
558 SAW MILL RIVER ROAD
MILLWOOD, NY 10546
PHONE (914) 984-2500

ARCHITECT NAME/COMPANY
ADDRESS, SUITE
CITY, STATE, ZIP
PHONE 123.456.7890 TOLL FREE 123/456/7890
FAX 123.456.7890 • www.ARCHITECT_COMPANY.com