



100 Hillside Ave, White Plains, NY 10603
Office: 914.984.2500
www.mavistire.com

RE: Statement of Operations – Proposed Store #2308 Westlake, FL

August 19, 2025

To Whom It May Concern:

Mavis Tire Supply was founded in 1972 as one of the first multi-brand tire dealers in the NY area. Today, Mavis is the largest independent multi-brand tire dealer in the U.S. and operates over 3,500 multi-brand locations across the US. At Mavis, customer service and value-oriented products are, and always will be, the backbone of the company.

Mavis is proposing a new store at 16775 Persimmon Blvd in Westlake, FL. The store will employ 7 to 10 people and will operate in strict accordance with Mavis guidelines for professionalism, the safety of our employees and convenience of our customers. Hours of operation will be M-W & F 8AM to 6PM, Thursday 8 AM-8:30 PM, Saturday 8AM to 5 PM and Sunday 9AM to 5PM. The store will be stocked daily using a 26 ft. box truck or smaller. Scrap tires will only be stored inside the building and will be removed once a week. Mavis will not store or leave cars outside, and no work will be done outside the building. No parts or tires will be stored outside the building.

Mavis typically requires 25-30 parking spaces and it is rare that all 30 spaces are utilized. At maximum capacity, this accounts for 8 cars in the bays during operations, 8 cars in the lot waiting to be serviced, and 10 parking spaces for the employees.

The primary business of a *Mavis Tires & Brakes at Discount Prices* store is the retail sale of tires. Additionally, Mavis sells brakes, shocks/struts and exhaust systems. Apart from the installation of the aforementioned items, Mavis does not perform engine work. Mavis performs oil changes, state vehicle inspections, and replaces fluids. The installation of the tires and parts that Mavis sells does not require a car to be idling, as such there will be no fumes associated with the operation of this business.

Mavis runs an environmentally clean operation. We use double-walled, 250 gallon tanks for new oil and waste oil. These will be filled and emptied approximately once a month. If there is an accidental oil spill, the incident is reported immediately to the Facilities Department who maintains the stores after they open. Depending on the severity of the accident, Facilities dispatches an Environmental Cleanup Crew who cleans it up and disposes of it accordingly. Mavis does not install floor drains in the shop area so any spills would be contained inside the building where all work is done. Speedy dry products are immediately applied to any spills.

The design of the Mavis building is flexible. In the event it ever goes dark as a Mavis Tire store, it can be easily reconfigured for general retail. There is a single level slab with no interior columns and the overhead doors can be replaced with glazed storefront windows thus making a conversion to an attractive retail facility relatively easy.

I hope the foregoing narrative our intentions for the building answers your questions. If you have any additional questions or comments, please do not hesitate to contact me.

Thank you,

James Micik, Director of Entitlements
Mavis Southeast, LLC