



Application No.: ZC-2015-016

Attachment "C"

Advertisement

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AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING SECTION 3-58 OF THE CODE OF ORDINANCES NC, NEIGHBORHOOD CENTER DISTRICT REGARDING RESIDENTIAL USES AND RELATED LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

When will Sawgrass Mills reopen?

BY ANDREA JANUTA
AND JENNIFER LU
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Sawgrass Mills, Florida’s second largest mall, has lost at least two days of business after major flooding forced it to close Wednesday and Thursday. It was unclear Thursday when the Sunrise outlet mall will reopen.

The mall has over two million square feet of retail space and more than 350 stores. But after heavy storms in the region flooded the parking lot, none of those stores were open Wednesday or Thursday.

The outlet mall is a major Broward tourist attraction that brings more than 20 million visitors annually, according to Travel + Leisure.

Sawgrass Mills is owned by Simon Property Group. Though the company does not report figures for individual malls, in 2016 the company reported \$565 in sales per square foot for its outlet malls. Its outlet portfolio ended the year with 98.4 percent occupancy.

Garrick Brown, director of

retail research for the Americas at Cushman & Wakefield, estimates that the sales at Sawgrass are much higher than the company’s average, closer to \$1,200 per square foot. On that measure, an average day of closure could cost more than \$7 million in sales.

A smaller, struggling mall might be significantly impacted by the closure, but because it is one of the country’s top-grossing malls, Brown said the flooding is unlikely to harm the mall in the long-term if there is no structural damage.

“At the end of the day, this is probably going to be more of a nuisance than anything else,” Brown said.

Policies vary among retail property owners for compensating tenants during mall closures. Though Brown said he isn’t familiar with the agreement between Simon and

its tenants, “it wouldn’t surprise me if some tenants asked for a break on rent for the days where it was closed. [Simon] may or may not grant it.”

Jennifer Caldes, a spokeswoman for Sawgrass Mills, declined to comment on potential business impacts of the flooding or the arrangement between Simon Property Group and its tenants. In an emailed statement from Ailys Toledo, another spokeswoman for the mall, Toledo said, “The safety of our shoppers, tenants and employees is our primary concern. As soon as the flood waters have receded, we will reopen the center.”

Toledo said that the mall received one and a half inches of rain Wednesday night, erasing any reduction in water levels at the mall from the previous day. The Sawgrass area received a total of 15 inches

of rain total in three days. “The amount of rain received according to the National Weather Services is more than any named hurricane storm with the exception of Irene in 2005,” the statement said.

Some mall employees contacted via social media said they are waiting to hear from managers whether they’ll get paid for the time off.

The average retail salesperson in Florida earns \$12.39 an hour, according to the most recent figures from the Bureau of Labor Statistics.

Jonmar Diaz, a sales associate at Nike, called his manager after receiving a text telling him not to come in. When he asked, he was told he would be paid for any scheduled hours.

Diaz, 19, said Thursday he hopes the mall opens soon. “I really would have loved to open today. All I know is if we open tomorrow, that we’re going to need to sell more because of these past two days.”

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TOWN OF CUTLER BAY

NOTICE OF ADOPTION OF AN ORDINANCE AMENDING THE PERMITTED USE LIST AND RELATED LAND DEVELOPMENT REGULATIONS WITHIN THE NEIGHBORHOOD CENTER DISTRICT

NOTICE IS HEREBY GIVEN that the Town Council of the Town of Cutler Bay, Florida, sitting in its capacity as the Local Planning Agency, will hold a public meeting on **Wednesday, June 21, 2017 at 7:00 p.m., in the Town Hall Council Chambers, 10720 Caribbean Boulevard, Cutler Bay, Florida.** The purpose of the public meeting is to consider and make recommendations to the Town Council, regarding the Ordinance described below.

PLEASE NOTE that immediately following the meeting of the Town Local Planning Agency the Town Council will hold a public hearing and first reading of the Ordinance described below:

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING SECTION 3-58 OF THE CODE OF ORDINANCES NC, NEIGHBORHOOD CENTER DISTRICT REGARDING RESIDENTIAL USES AND RELATED LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The Town Council may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. The Ordinance in its entirety may be inspected at the Office of the Town Clerk during regular business hours.

Persons wishing to appeal any decision made by the Town Council, with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any and all interested parties may appear at the above meeting and be heard with respect to the proposed items.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Town Clerk’s Office for assistance at (305) 234-4262 no later than four (4) business days prior to such proceeding.

Debra E. Eastman, MMC
Town Clerk