



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: March 19, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DEVELOP A COMPREHENSIVE PLAN TO INTEGRATE UNDERGROUND CISTERNS WITHIN THE WEST LOTS.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please place on the March 19, 2025 City Commission agenda a dual referral to the Land Use and Sustainability Committee ("LUSC") and to the Finance and Economic Resiliency Committee ("FERC") to develop a comprehensive plan to integrate underground cisterns within the West Lots.

The City continues to face increasing challenges related to sea-level rise, recurrent flooding, and the need for enhanced stormwater management. These challenges can be effectively mitigated through the implementation of diverse drainage solutions citywide.

Notwithstanding the City Commission's ultimate determination for the West Lots' utilization, the integration of a resiliency component will prove to be invaluable. The potential for integrating underground resilience cisterns within the West Lots offers an innovative opportunity to capture and store stormwater, reduce flooding impacts, improve water quality, and potentially provide a source of non-potable water for irrigation and other municipal uses. The West Lots represent a significant land asset that could be strategically repurposed to contribute to the City's overall resilience strategy, irrespective of their ultimate designated use.

Accordingly, I would request that the City Administration be prepared at Committee to discuss a comprehensive plan that ensures any future development of the West Lots includes built-in this or another/equivalently impactful resiliency component, along with any concerns and costs associated with such measures.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

n/a

**Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

**CONCLUSION**

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item,  
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Office of Commissioner Tanya K. Bhatt

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

**Condensed Title**

Ref: LUSC/FERC - Resiliency Measures for West Lots. (Bhatt)

**Previous Action (For City Clerk Use Only)**