



Town of Miami Lakes Memorandum

To: Honorable Chair and Members of the Local Planning Agency

From: Susana Alonso, AICP, Principal Planner

Subject: Synthetic Roofing in Townhouse Districts

Date: May 5, 2020

Background

On March 1, 2016, the Town of Miami Lakes (“Town”) Council adopted Ordinance 16-191, which allows the use of synthetic roofing materials for use in single and two-family residences, provided the materials resemble tile. Said change was made during a time that synthetic materials began to saturate the market, and Miami-Dade County provided authority to allow its use. Due to the prevalence of deed restrictions in many of Town, townhome communities, which restrict the use of colors, materials, and design, where purposefully omitted from inclusion in Ordinance 16-191.

During the February 18th, 2020, Town Council meeting, the Town Council directed staff to prepare the necessary amendments to the Land Development Code in order to permit synthetic the use of synthetic materials for roofs in the townhome districts, in a manner similar to Ordinance 16-191

Accordingly, this ordinance amends Section 13-444, in order to allow the use of synthetic materials on roofs in the townhome district, and relaxes restrictions on use of design and color. These changes are not intended to supersede or replace existing deed restrictions that may exist.

Recommendation:

Staff recommends approval of the ordinance amending Section 13-444 as it relates to permitting synthetic roofing for townhouse buildings.

Attachments:
Ordinance

Staff Report