



Town of Miami Lakes Memorandum

To: Honorable Chair and Members of the Local Planning Agency

From: Susana Alonso, AICP, Principal Planner

Subject: Aluminum and synthetic roofs on canopies and accessory buildings

Date: October 6, 2020

Recommendation:

Staff recommends approval of the ordinance amending Section 13-1608 as it relates to permitting aluminum roofing on canopies for single-family and two-family buildings.

Background:

On August 20, 2020 Town Council of the Town of Miami Lakes directed the Town Manager to amend the Land Development Code to permit aluminum roofs for canopies and accessory buildings. The request arises out of discrepancies in the treatment of canopies attached to the main residence, which require either canvas and pipe or a construction method and roofing to “match” the main residence, and detached accessory structures, which require materials and construction methods to “match or compliment” the main residence. Under the current ordinance, an aluminum structure would be allowed if detached and complimentary to the main residence, but not allowed if attached to the main structure. There are valid concerns regarding the quality of some commercially available aluminum roofing structures, but these concerns are equally applicable for both attached and detached structures and can be alleviated by inserting appropriate language regarding architectural compatibility. The ordinance amends Sections 13.1, 13-442, 13-1502 and 13-1506 integrating definitions and treatment of similar structures. Of note, Townhouse districts currently permit only canvas and cloth as roofing materials for canopies, and metal or aluminum is only allowed for Bahama shutters, referred to as canopy-shutters by the LDC; No changes are proposed for the Townhouse section at this time.

Attachments:

Ordinance
Staff Report