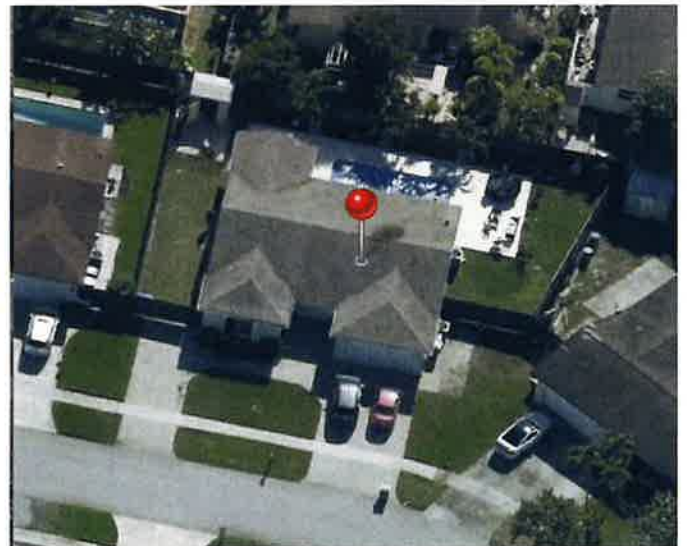
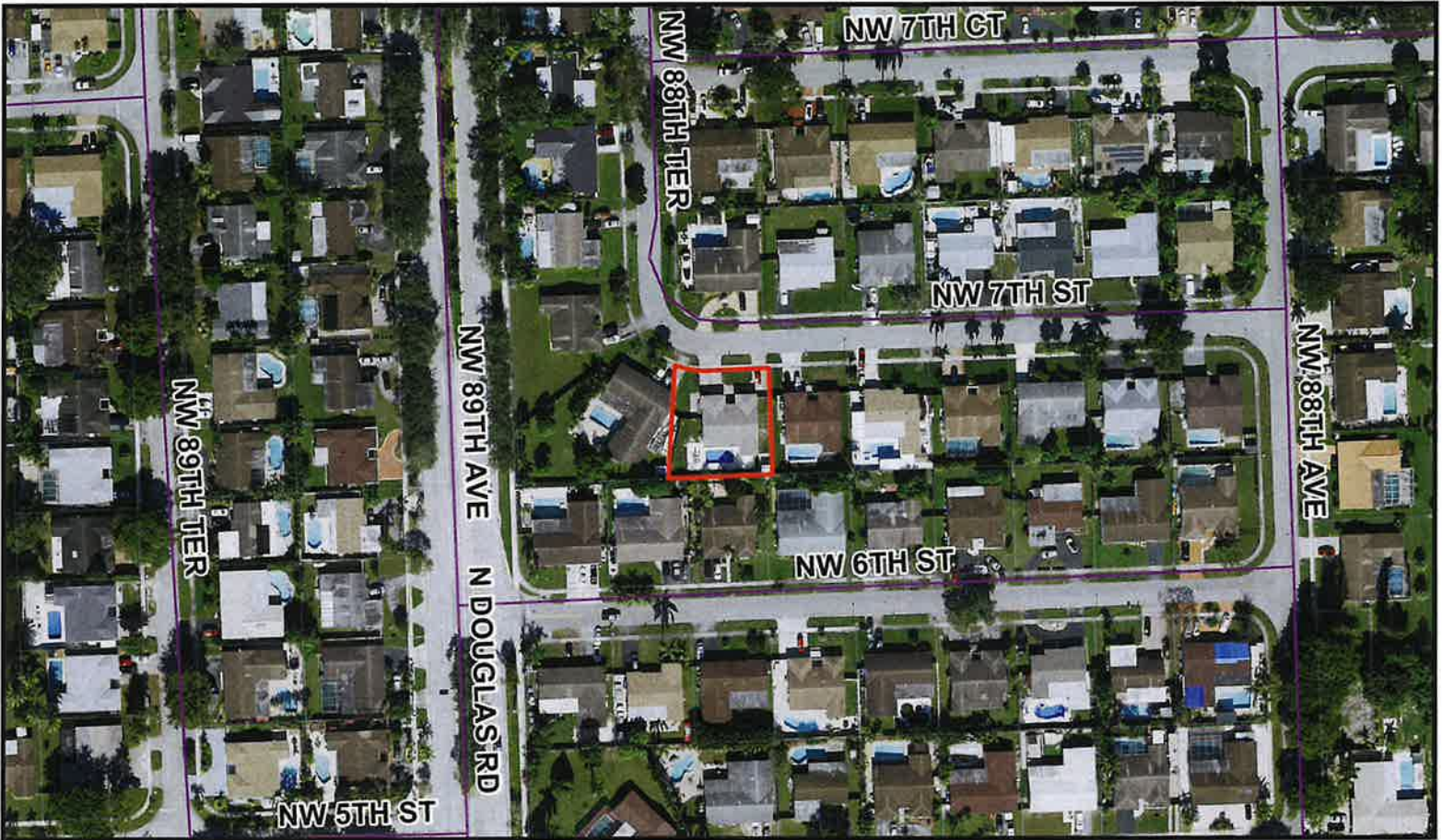


# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0003  
Zoning Variance

VAJDA, VOSJON BLUDAU, KATIE  
8860 NW 7 ST PEMBROKE PINES FL 33024







**City of Pembroke Pines**  
**Planning & Economic Development Department**  
 601 City Center Way 3<sup>rd</sup> Floor  
 Pembroke Pines FL, 33025

**Summary**

<b>Agenda Date:</b>	February 6, 2025	<b>Application ID:</b>	ZV(R) 2025-0003	
<b>Project:</b>	Existing driveway, walkway and entryway.	<b>Pre-Application No.</b>	PRE2025-0001	
<b>Project Planner:</b>	Christian Zamora, Senior Planner			
<b>Owner:</b>	Vosjon Vajda & Katie	<b>Agent:</b>	N/A	
<b>Location:</b>	8860 NW 7 Street Pembroke Pines, FL 33024	<b>Property Id No.</b>	514116130250	<b>Commission District No.</b> 2
<b>Existing Zoning:</b>	Single-Family Residential (R-1C)	<b>Existing Land Use:</b>	Residential	
<b>Reference Applications:</b>	Code Compliance Case No. 230301448 (Issued 10/10/2024); Building Permit Application No. RX23-16056 (Issued 10/10/2024)			
<b>Variance Summary</b>				
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>	
ZV(R)2025-0003	Table 155.620: Accessory Structures: Driveway, Typical Lot.	40% Front Lot Coverage.	50% Front Lot Coverage instead of the required 40% Front Lot Coverage for existing driveway and entryway.	
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment	
<b>Reviewed for the Agenda:</b>	Director:		Assistant Director:	

**PROJECT DESCRIPTION / BACKGROUND:**

Vosjon Vajda, owner, has submitted a residential zoning variance request to legalize existing construction at the property located at 8860 NW 7 Street in the Westview neighborhood, zoned residential single-family (R-1C).

On December 28, 2023, the owner submitted Building Permit No. RX23-16056 to construct a driveway at the property. The permit application was reviewed and approved for a 25' x 20' wide driveway and walkway; however, on November 5, 2024, during building permit inspections, the engineering division noted the existing construction exceeded the footprint of the approved plan; subsequently, the inspection failed, and no further inspections have taken place since. (see approved plan, attached)

As result of the deviation in the construction of the approved plan the owner is requesting:

- **ZV(R)2025-0003:** to allow a 50% Font Lot Coverage instead of the required 40% Front Lot Coverage for existing driveway, walkway and entryway in a residential single-family, typical lot.

As part of the petition, the applicant is presenting an adjustment plan reducing the paving at the front of the house from the existing 57% (+/-) to the proposed 50% front lot coverage; also, the plan, includes the correction of an existing shed and paving located at the southeast corner of the lot from the required five-foot (5') side and rear setbacks (see plan, attached).

Staff review of the city's archives find no building permit(s) for the detected work at the property; however, Broward County Property Appraiser Imagery shows the driveway, walkway, entryway as altered had existed on the property since at least December 2020, and the shed since 2000 or earlier.

The property is currently under code violation (Case No. 230301448, initiated October 10, 2024) for work done without permits. The applicant is aware that Board consideration of a residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Westview Neighborhood. There is no HOA(s) in the community where the property is located.

**VARIANCE REQUEST DETAILS:**

**ZV(R)2025-0003** is to allow 50% Font Lot Coverage instead of the required 40% Front Lot Coverage for existing driveway, walkway and entryway in a residential single-family, typical lot.

*Code References:*

**ZV(R)2025-0003)**

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Typical Lot	0 feet	5 feet	15 feet 155.600(B)	N/A	N/A	40% front lot coverage  40 % width of lot	[1] Shall include 5 foot radius between driveway and lot line. [2] 10 foot minimum width

**VARIANCE DETERMINATION:**

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
  - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
  - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
  - c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

**Enclosed:** Variance Request Application  
Subject Site Aerial Photo  
Property Surveys (1978, 2022)  
Proposed Adjustments Plan  
Code Compliance Notice and Images



## City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development  
City Center - Third Floor  
601 City Center Way  
Pembroke Pines, FL 33025  
Phone: (954) 392-2100  
<http://www.ppines.com>

PRE 2025-0001

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: CZ.

Indicate the type of application you are applying for:

- |   |  |
|---|--|
| <input type="checkbox"/> Appeal*<br><input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Delegation Request<br><input type="checkbox"/> DRI*<br><input type="checkbox"/> DRI Amendment (NOPC)*<br><input type="checkbox"/> Flexibility Allocation<br><input type="checkbox"/> Interpretation*<br><input type="checkbox"/> Land Use Plan Map Amendment*<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan<br><input type="checkbox"/> Site Plan*<br><input type="checkbox"/> Site Plan Amendment*<br><input type="checkbox"/> Special Exception*<br><input checked="" type="checkbox"/> Variance (Homeowner Residential)<br><input type="checkbox"/> Variance (Multifamily, Non-residential)*<br><input type="checkbox"/> Zoning Change (Map or PUD)*<br><input type="checkbox"/> Zoning Change (Text)<br><input type="checkbox"/> Zoning Exception*<br><input type="checkbox"/> Deed Restriction |
|---|--|

**INSTRUCTIONS:**

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: CZ. Project #: PRJ 20        Application #: 2018/2025-0003

Date Submitted: 1/14/2025 Posted Signs Required: (1) Fees: \$ 571<sup>00</sup>

**SECTION 1-PROJECT INFORMATION:**

Project Name: 8860 NW 7th St - *Vejido Variances*

Project Address: 8860 NW 7th St

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: 2012

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514116130250

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: WESTVIEW SECTION 1 PART 1 94-50 LOT 25 BLOCK 1

Has this project been previously submitted?  Yes  No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval



**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Katie Bludau & Vosjon Vajda

Owner's Address: 8860 NW 7th St

Owner's Email Address: Katiebludau@gmail.com

Owner's Phone: 713-206-7756 Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Agent's Email Address: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_ Agent's Fax: \_\_\_\_\_

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

**PROPOSED**

Zoning: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: Residential

Use: Residential

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):  Variance    Zoning Appeal    Interpretation

Related Applications: code case (No. 230301448, 3-30-2023); 2193-16056 (10/7/24).

Code Section: 155-610 Accessory Structures - Buildings.

Required: 40% F.L.C.

Request: 50% F.L.C.

Details of Variance, Zoning Appeal, Interpretation Request:

4 Variance Requests;

Driveway- 835 SF required to comply with < 40% lot coverage, existing 1213 SF

Pooldeck coverage required 690 SF to comply with <40% lot coverage, existing 1265 SF

Shed and Pavers require 5' setback, existing 2' South side and 3' East side

Shed Pavers- 0 SF to comply with < 40% lot coverage, existing coverage is 142 SF

See letter of explanation & legalizing work done by previous ownership. C-2.

**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only

City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_



**SECTION 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

See letter of explanation, next page #  
C-2.

## **To the City of Pembroke Pines,**

Thank you for taking the time to consider our request for the variances outlined in this letter. We are deeply grateful for the opportunity to share the story behind this request and to explain why it is so important to us.

In early 2022, my husband and I began our search for our first home together—a journey filled with excitement and hope. We quickly realized that Pembroke Pines was the perfect location, offering the best of both worlds: proximity to Hollywood, where many of our friends and family live, and a quieter, family-friendly atmosphere removed from the daily traffic and hustle of South Florida.

In March 2022, we found our dream home at 8860 NW 7th Street. When our offer was accepted, we were overwhelmed with joy. After facing the challenges of a competitive housing market, we couldn't believe our dream had come true. The circular driveway reminded me of the home where I grew up, and it brought a sense of nostalgia and comfort. My husband, originally from Vermont, was captivated by the backyard—a perfect space for barbecues, family gatherings, and memories with our dog, who finally had a yard to enjoy. He was also thrilled to have a shed on the property, which gave him a dedicated space to store his yard tools. He couldn't wait to cut the grass and take pride in maintaining the yard—a piece of his childhood from growing up in a rural area.

Our first year in the house was everything we dreamed it would be. But in March 2023, we came home to a letter taped to our garage. At first, we thought it must be a mistake. Unfortunately, it wasn't. We learned that the previous owners had completed significant work on the property without obtaining the necessary permits. This included the windows, doors, fence, driveway, pool patio, and the shed. Suddenly, we were responsible for securing after-the-fact permits—a situation we never anticipated and were unprepared for financially.

We contacted the previous owners, hoping they might assist us in resolving the issue. After months of silence, they finally admitted to doing the unpermitted work but refused to help financially. Since then, we've been working tirelessly to comply with city requirements.

Over the past two years, we've faced significant financial and emotional challenges. Between permit fees, contractor costs, architect fees, and repairs, we've spent over \$11,000. I've been laid off twice since moving in, including most recently in July 2024, which added further strain. Despite these setbacks, we've remained committed to resolving these issues and ensuring our home complies with all city regulations.

This process has been exhausting, but we're determined to move forward because we love our home and our community. The backyard, where we held our wedding rehearsal, holds so many cherished memories. The thought of removing a large portion of the patio—or losing the shed that has become an essential part of maintaining our home—feels devastating. The shed not only serves a practical purpose but is also a symbol of my husband's excitement to care for the home we worked so hard to attain.

We had no way of knowing these challenges awaited us when we purchased our home. The survey conducted before closing shows the work was completed prior to our ownership. Additionally, the seller's disclosure explicitly stated that no unpermitted work had been done, which we now know to be untrue. Our title company also confirmed there were no outstanding permits or violations at the time of purchase.

We humbly ask for your understanding and support in granting these variances. Doing so would allow us to continue building our lives in Pembroke Pines, creating memories in a home and community we deeply treasure.

Thank you again for your time, consideration, and understanding.

Sincerely,  
Katie & Vos Vajda

8860 NW 7th St



**SECTION 7- PROJECT AUTHORIZATION**

**OWNER CERTIFICATION**

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] \_\_\_\_\_ 12/20/24  
Signature of Owner Date

Sworn and Subscribed before me this 20 day  
of December, 2024



\$10 \_\_\_\_\_ Sasha Elliott \_\_\_\_\_ 11/7/2028  
Fee Paid Signature of Notary Public My Commission Expires

**AGENT CERTIFICATION**

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Agent Date

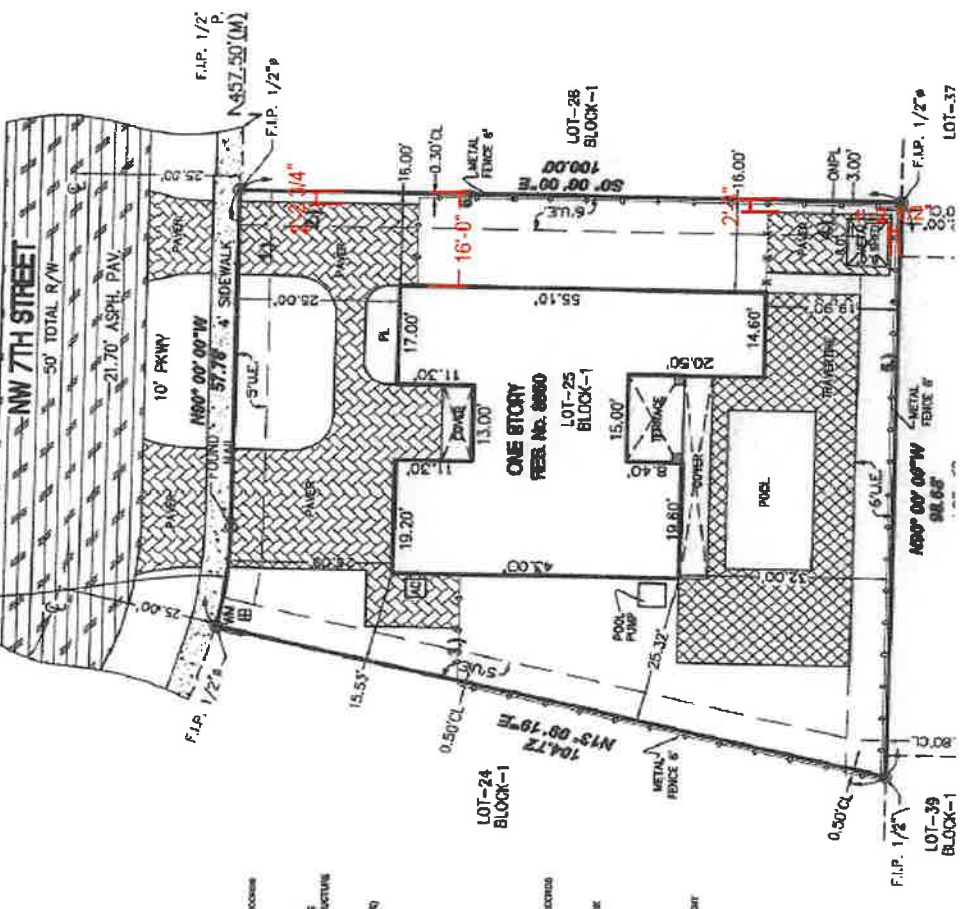
Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

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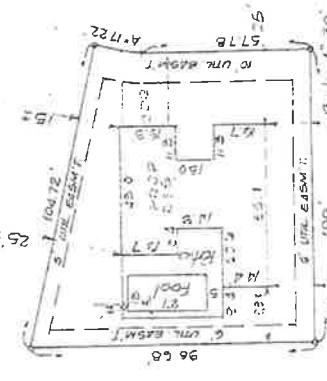


PLAT 75,00  
A-17-22  
7-20-03  
A-19-70970  
CAD-887-2821 E  
C-17-78



- GENERAL LEGEND:
- CON - CONCRETE
- CE - CONCRETE
- CM - CONCRETE MASONRY
- CMU - CONCRETE MASONRY UNIT
- CG - CONCRETE GROUT
- CL - CONCRETE LUMBER
- CLP - CONCRETE LIGHT POLE
- CLT - CONCRETE LUMBER TRUSS
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- CLP - CONCRETE LIGHT POLE
- CLT - CONCRETE LUMBER TRUSS

LOT 25, BLOCK 1, WESTVIEW  
SECTION ONE P&M 022, according  
to the plat at this plat, as recorded  
in Plat No. 94 at Page 30 of  
the Public Records of Duval  
County, Florida.

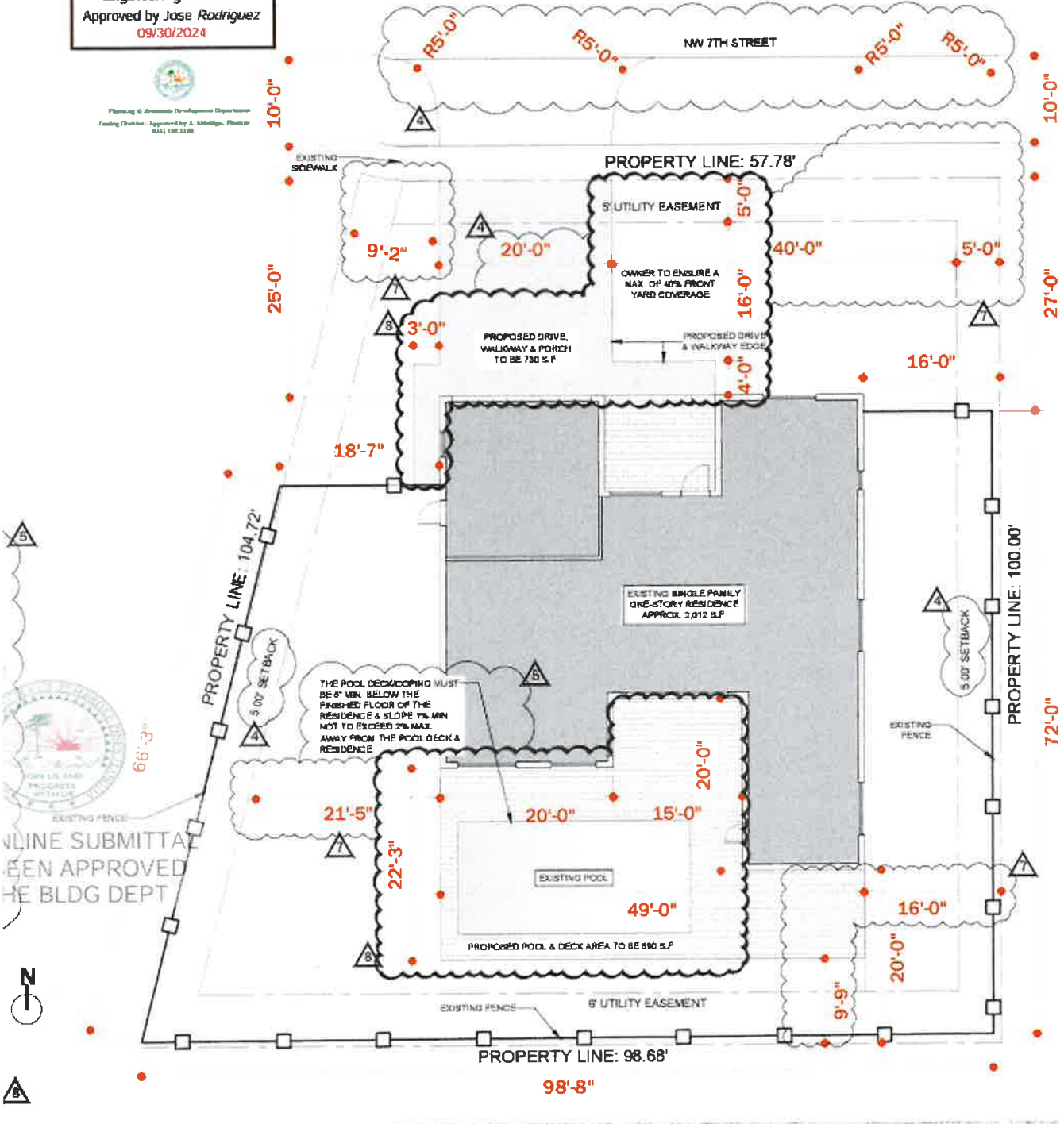


CITY OF PEMBROKE PINES  
APPROVED BY:  
ELECTRICAL ENGINEER  
DATE  
APPROVED BY:  
DATE

As Built (1978)

Approved Paving Layout: RX23-16056 (10/07/2024) 8860 NW 7 Street

Engineering Division  
Approved by Jose Rodriguez  
09/30/2024



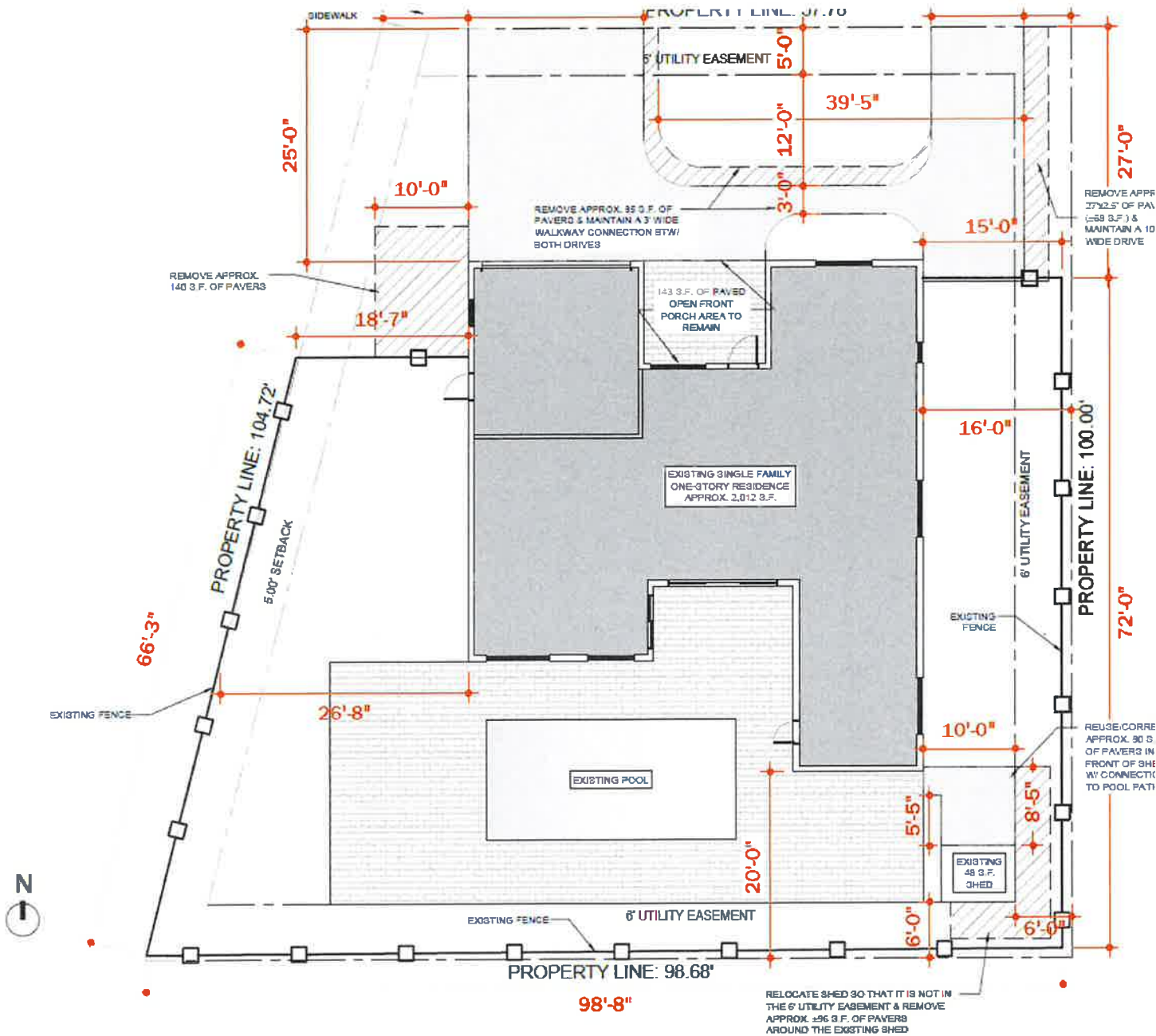
ONLINE SUBMITTAL  
HAS BEEN APPROVED  
BY THE BLDG DEPT



AI  
M



Proposed Adjustments: 8860 NW 7 Street

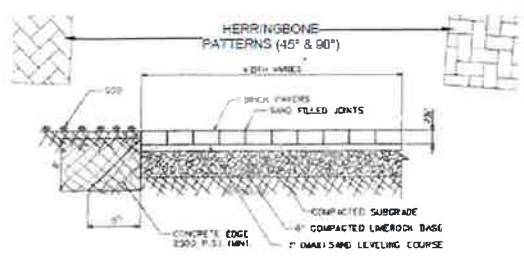
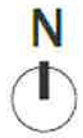


5

**SITE PLAN**

SCALE: 1/8" = 1'-0"

EXISTING PROPERTY AREA:	APPROX. 8,705 S.F.
FRONT LOT AREA:	APPROX. 2,147 S.F.
EXISTING FRONT LOT COVERAGE:	57% (1,213 S.F.)
MAX. FRONT LOT COVERAGE:	50% (1,073.5 S.F.)
PROPOSED FRONT LOT COVERAGE:	49.8% (1,069 S.F.)



6

**DRIVE PAVER DETAIL**

SCALE: NTS



**City of Pembroke Pines**  
**Police Department, Code Compliance Unit**  
**601 City Center Way, Pembroke Pines, FL 33025**  
**954-431-4466**

**Notice of Violation and Summons to Appear**

<b>Case #:</b>	<b>230301448</b>	<b>Date:</b>	<b>10/10/2024</b>
<b>Folio #:</b>	<b>514116130250</b>		
<b>Recipient:</b>	<b>VOSJON VAJDA/KATIE BLUDAU</b>		
<b>Address:</b>	<b>8860 NW 7 ST</b>		
	<b>PEMBROKE PINES, FL 33024</b>		

A physical inspection at 8860 NW 7 ST Pembroke Pines, FL 33024 disclosed the following violation(s) of the City of Pembroke Pines Code:

<b>Chapter:</b>	<b>Section:</b>	<b>Violation:</b>	<b>Comply By Date:</b>
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	No permit on file for the following installations: Circular driveway/Window/s & door/s / Fence/ Extended concrete pool deck added to the original.	02/25/2025

**Notes/Mean of Correction:**

Must obtain a permit for work done on property. Contact the Building Department at 954-435-6502 for any permitting questions.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE VIOLATION(S) AS STATED ABOVE BY: 02/25/2025**

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF PEMBROKE PINES, LOCATED AT CITY COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA 33025 ON: 02/27/2025 AT 9:00 AM** where the City shall present evidence of the violation(s) and seek Finding of Violation (s) requiring compliance with the City Code.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation, this case may be presented to the City's Special Magistrate even if the violation has been corrected prior to the hearing. The Code Compliance Officer is not required to give the violator a reasonable time to correct a repeat violation.

If the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare, is irreparable or irreversible in nature, or is a repeat violation, the Code Compliance Officer shall make a reasonable effort to notify the violator and may immediately notify the Special Magistrate and request a hearing.

At the Code Compliance Officer's discretion, the Code Compliance Unit reserves the right to seek authorization from the Special Magistrate to enter the property and make all reasonable repairs which are required to bring the property into compliance. All costs incurred by the City in remedying any violation(s) shall be assessed to the violator in addition to the fine imposed and included in the recorded lien.

**A finding of violation(s) may result in the imposition of a fine and lien against the subject property and any property owned by the violator in an amount up to \$250.00 per day the violation(s) exists, and up to \$500.00 per day for repeat violation(s) from the date the violation(s) is found by the code compliance officer. An administrative fee of \$150.00 shall be assessed on all findings of violation.**

Pursuant to Section 286.0105, Florida Statutes, the respondent may be required to ensure and provide a verbatim record of the proceedings, including the testimony and evidence presented, for the proposed appeal. All appeal of any Special Magistrate Order must be filed in the Circuit Court for the 17th Judicial Circuit within thirty (30) days of such order.

**IF YOU FAIL TO APPEAR, THE SPECIAL MAGISTRATE MAY BASE THE FINDINGS OF FACT AND ORDER COMPLIANCE ON THE CASE PRESENTED BY THE CITY. IF YOU HAVE ANY QUESTIONS REGARDING THE HEARING, CONTACT THE CODE COMPLIANCE UNIT AT 954-431-4466.**



Property Changes: 8860 NW 7 Street

