

# Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2025-0044-0046  
Zoning Variances

BRINKLEY, EARL L & EVELYN  
21591 S HERITAGE CIR PEMBROKE PINES FL 33029





NOT TO SCALE





**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>	April 16, 2026	<b>Application Id:</b>	ZV(R) 2025-0044-0046		
<b>Project:</b>	Existing roofed structure, attached.	<b>Pre-Application Number:</b>	PRE2025-0143		
<b>Project Planner:</b>	Christian Zamora, Senior Planner				
<b>Owner:</b>	Evelyn & Earl Brinkley	<b>Agent:</b>	N/A		
<b>Location:</b>	21591 S. Heritage Circle, Pembroke Pines, FL 33029	<b>Property Id No:</b>	513915030950	<b>Year Built:</b>	1989
<b>Existing Zoning:</b>	Residential Mobile Home (R-MH)	<b>Existing Land Use:</b>	Residential	<b>District No.</b>	3
<b>Reference Applications:</b>	Code Case No. 240902754 (Initiated 9/17/2024); RR25-03393 (Applied 4/8/2025)				
<b>Variance Summary</b>					
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>		
ZV(R) 2025-0044	Table 155.423: Residential Mobile Home (R-MH)	8' rear setback	3.85' augmenting to 4.06' setback along a segment of the rear property instead of the required 8' rear setback for an existing 23.61' x 12.52' roofed structure.		
ZV(R) 2025-0045	Table 155.620: Accessory Structures, Buildings	5' rear setback	0' setback along a segment of the rear property line instead of the required 5' rear setback for an existing stoop.		
ZV(R) 2025-0046	Table 155.423: Residential Mobile Home (R-MH)	4' side setback	3' side setback along a segment of the eastern side property line instead of the required 4' side setback for an existing 22' x 9.90' carport conversion.		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board		<input checked="" type="checkbox"/> Board of Adjustment		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Assistant Director: <u></u>				

## PROJECT DESCRIPTION / BACKGROUND:

Evelyn Brinkley, owner, submitted two residential zoning variance requests to legalize an existing roofed structure for the property located at 21591 S. Heritage Circle in the Holly Lake Neighborhood, which is zoned Residential Mobile Home (R-MH).

In September 17, 2024, the City's Code Compliance Division cited the property for work performed without building permits, Code Case No. 240902754.

On April 8, 2025, the owner submitted Building Permit Application No. RR25-03393 to perform the installation of stucco finish over the existing mobile home envelope, facade; however, the permit application cannot be approved as the existing conditions at the property do not meet the requirements of City's Land Development Code (LDC).

As result of the existing work, the petitioner would like to start the legalization process for the retention of an existing 23.61' x 12.52' roofed structure located at the rear of the existing mobile home unit. The owner provided a copy of the survey dated February 2, 2026, for the following requests:

- **ZV(R)2025-0044:** to allow a 3.85' augmenting to 4.06' setback along a segment of the rear property line instead of the required 8' rear setback for an existing 23.61' x 12.52' roofed structure.
- **ZV(R)2025-0045:** to allow 0' setback along a segment of the rear property line instead of the required 5' rear setback for an existing stoop.

After reviewing the petitioner's initial request and, according to the survey, further modifications to the property were detected; specifically, a portion of the building in the rear encroaching into the required side setback. As a result of the property's existing conditions, the owner would like to include:

- **ZV(R)2025-0046:** to allow 3' side setback along a segment of the eastern side property line instead of the required 4' side setback for an existing 22' x 9.90' carport conversion.

Per staff search of city archives, no building permits can be found for the changes detected at the property; nevertheless, staff tracked, found and included a copy of the survey used for a building permit in 1989 for the installation of a carport and screen room (see survey, detail, attached). Broward County Property Appraiser Imagery confirmed the structures have existed on the property since at least 1998 and 2021, respectively (See Images).

The petitioner is aware that Board consideration of residential variance requests does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in Holly Lake neighborhood. As of today, no Homeowners Association approval has been provided for the requests.

## VARIANCE REQUEST DETAILS:

**ZV(R)2025-0044** is to allow a 3.85' augmenting to 4.06' setback along a segment of the rear property line instead of the required 8' rear setback for an existing 18.57' x 12.52' roofed structure.

**ZV(R)2025-0045** is to allow 0' setback along a segment of the rear property line instead of the required 5' rear setback for an existing stairs / stoop.

**ZV(R)2025-0046** is to allow 3' side setback along a segment of the eastern side property line instead of the required 4' side setback for an existing 22' x 9.90' carport conversion.

Code References:

**ZV(R)2025-0044-0045)**

<b>Table 155.423: Residential Mobile Home (R-MH)</b>	
<b>Standard</b>	<b>Residential</b>
<b>Side Setback</b>	<b>4 feet [1]</b>
<b>Rear Setback</b>	<b>8 feet</b>
Note(s): [1] Open carports, driveways and stoops may be located 2 feet from the interior lot line.	

**ZV(R)2025-0046)**

<b>Table 155.620 Accessory Building and Structures</b>							
<b>Type</b>	<b>Setback</b>				<b>Maximum Height</b>	<b>Maximum Dimensions</b>	<b>Additional Regulations</b>
	<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>			
<b>Walkway (Single Family Lots)</b>	N/A	2 feet	5 feet	<b>5 feet</b>	N/A	3 feet in width	If over 3 feet in width a 5 foot side setback is required

**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      As Built, Historical Survey (2026-02; 1989)  
Subject Site Aerial Photo                      Code Case Notice, 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>

*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: 10/23/2025

# Plans for DRC      Planner: C-2

*PRE 2025-0143*

Indicate the type of application you are applying for:

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

**INSTRUCTIONS:**

- All questions must be completed on this application. If not applicable, mark N/A.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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.

<b>Staff Use Only</b>		
Project Planner: <u>C-2</u>	Project #: PRJ 20 <u>    </u>	Application #: <u>20/23/2025-0044</u> <u>0046</u>
Date Submitted: <u>10/23/25</u>	Posted Signs Required: <u>( 1 )</u>	Fees: \$ <u>600<sup>00</sup></u>

**SECTION 1-PROJECT INFORMATION:**

Project Name: Formal Variance Request for Patio Encroach.

Project Address: 21591 S. Heritage Circle Pembroke Pines Fl. 33029

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

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

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

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

Legal Description: Heritage City Section 2 Blk 14 B  
Lot 76 Blk 3.

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: Evelyn / Earl Brinkley

Owner's Address: 21591 S. Heritage Circle Pembroke Pines FL. 33029

Owner's Email Address: \_\_\_\_\_

Owner's Phone: 954-993-4604 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: \_\_\_\_\_

Use: \_\_\_\_\_

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 240902754 (9/17/2017); RR25-03393 (4/8/2025)

Code Section: 155-423

Required: 8' Rear Setback; 4' Side Setback; 5' Setback for stoop

Request: For Variance encroachment on Patio Deck Structure

**Details of Variance, Zoning Appeal, Interpretation Request:**

I am formally requesting a rear setback variance for the property located at 21591 S Heritage Circle. The existing patio deck structure encroaches into the legally mandated 8-ft rear setback, with the current distance measuring approximately 4.9 feet from the rear property line. This request is based on unique and compelling site-specific circumstances. The Patio deck was constructed to support ongoing rehabilitation and emotional recovery serving as a safe, accessible, and therapeutic outdoor space essential to my well-being. The layout and dimensions of the lot, combined with the lot combined with the original placement of the home and surrounding structures, create practical limitations that make full compliance with the setback requirements unfeasible

**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)**

Project Description and Formal Variance Request:

This application seeks the necessary permit and Zoning Variance for the existing patio structure to remain in place. We respectfully request a reconsideration and resolution for the existing patio enclosure, which was constructed without a prior permit. It is important to note that this modification has been verified to not compromise the structural integrity of the manufactured home. Per the official survey, the Manufactured Home's existing patio enclosure encroaches into the legally mandated 8-ft rear setback. I am formally requesting a Variance from the established rear setback requirement for the property located at 21591 S. Heritage Cir, Pembroke Pines FL 33029. This request is based upon unique and compelling circumstances that are specific to this property and site. A comprehensive Hardship Statement detailing these circumstances is enclosed. Furthermore, all supporting documentation, including hospital records, and photographs, and other relevant documents, has been attached to substantiate this plea for approval.

*See letter of explanation*

## Hardship Statement

*Evelyn Brinkley*

21591 S Heritage Circle  
Pembroke Pines, FL 33029  
954-993-4604

To the City of Pembroke Pines Board of Adjustment or Planning and Zoning Board:

I am requesting a variance from the rear setback requirement for my property located at 21591 S Heritage Circle Pembroke Pines Fl. 33029 due to unique and compelling circumstances specific to the site.

My family and I have lived at this home for over 25 years, and we've always worked to preserve its safety, beauty, and alignment with the surrounding community. The porch in question was constructed fully within our property line, but falls outside the required setback due to the lot's natural constraints—most notably, its proximity to a seawall. This limits the buildable area in a way that's beyond our control and not self-created.

More than an architectural feature, this porch has been life-saving along with my faith. Several years ago, I experienced a Ruptured Brain Aneurysm while home alone. My husband, who didn't have his keys at the time, was able to access our home through the unlocked porch door and immediately call 911.

Thanks to the direct access available at the time, I was rushed to the hospital just in time to undergo an emergency craniotomy to drain life-threatening brain bleed. Doctors said told me that mere minutes made the difference between survival and loss. Following that critical event, I entered a period of disability, were having a second accessible route into my home became vital—not only for emergency access, but for daily living and ongoing rehabilitation.

Following months of recovery from both a stroke and brain surgery, I required consistent physical and occupational therapy. When I returned home, my mental and emotional state were fragile. Being alone most days took a toll on my outlook, and I found myself struggling to stay grounded and hopeful. That's when my patio became more than just a space -it became a lifeline. It offered me a therapeutic, outdoor environment where I could engage in rehab, breathe fresh air, and reconnect with the beauty of life.

This need became more urgent after the devastating loss of both my sons within short time of each other- Although my sons passed several years ago, the weight of their absence struck me

anew when I returned home from the hospital. Due to the trauma and neurological impact of my stroke and craniotomy, I experienced a period of memory loss. For a time, I couldn't fully recall the reality of their passing. But as my memory gradually returned, so did the painful clarity. One of my sons had died at home from the very same condition I had just survived: a ruptured brain aneurysm.

The realization was staggering. It felt as though I was grieving all over again, with fresh intensity. Their deaths had shattered me, but the eerie parallel of our medical experiences-his passing and my survival- deepened the sorrow in ways I couldn't have anticipated. The emotional toll was immense, and in that fragile state, the absence of their presence in my home became a daily ache.

In the midst of such sorrow and physical recovery, my patio became sacred space; a place where I could process, heal, and find moments of peace. It remains essential to my well-being, offering stability, emotional renewal, and a daily reminder that life still holds beauty and purpose. It also provides a welcoming place for grief counseling, bible studies and ongoing physical and emotional therapy.

The porch is well built and does not obstruct neighbors, disrupt drainage, or diminish the aesthetic of the area; It enhances the home safety and beauty. Requiring its removal would place an enormous burden on us financially, considering the fact that we're retired and disabled. Removal would also impact my safety, accessibility, and ongoing emotional and mental healing.

After more than two decades of responsible ownership, I hope the board will consider these extraordinary circumstances, I'm also hopeful that this request will be granted in the spirit of preserving both the intent of the zoning ordinance, and the well-being of long-standing community members.

Thank you Kindly in advance,

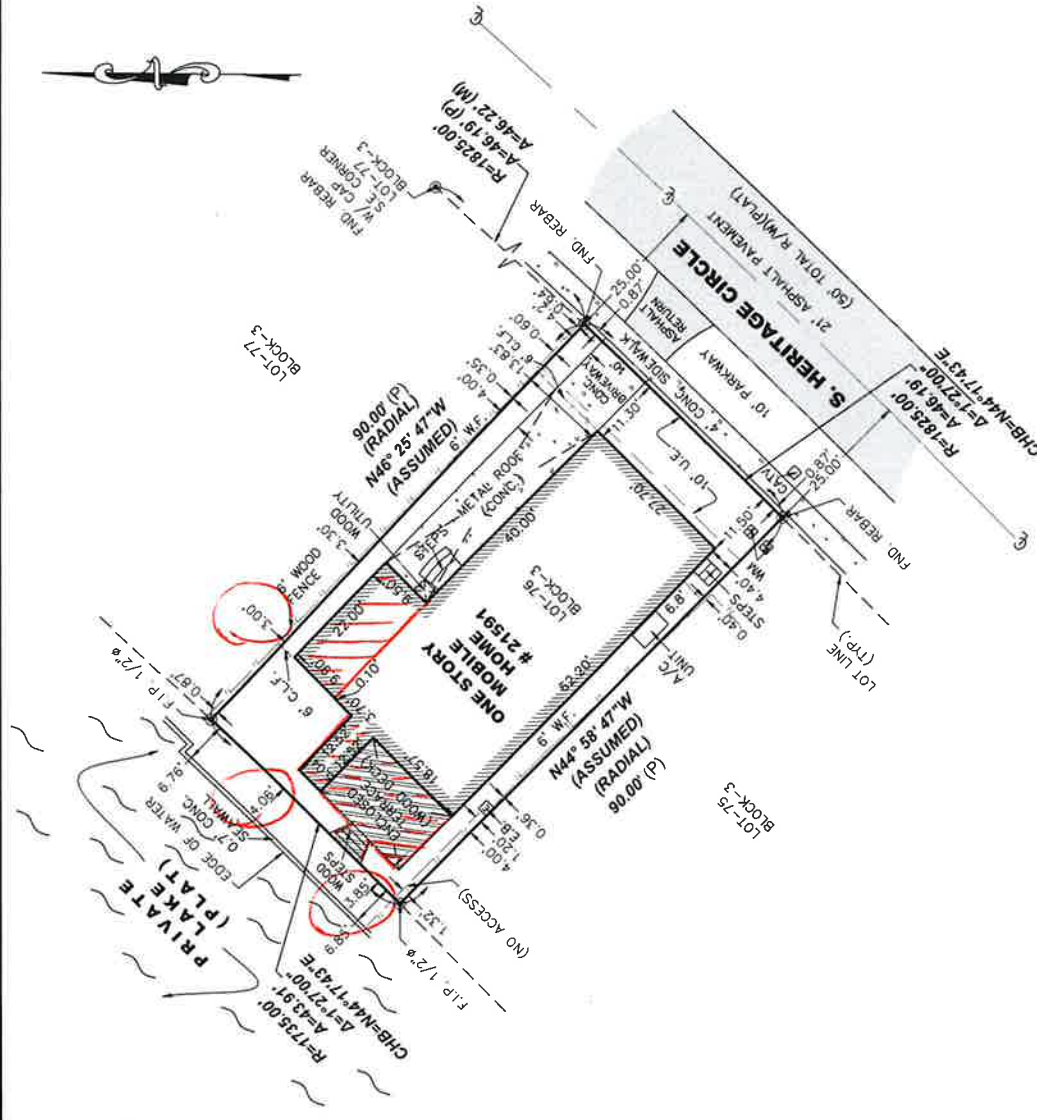
Evelyn Brinkley

R225-03393

A handwritten signature in cursive script, appearing to read "Evelyn Brinkley". The signature is written in black ink and is positioned to the right of the printed name "Evelyn Brinkley".



- GENERAL LEGEND:**
- BCR = BROWARD COUNTY RECORDS
  - BM = BENCHMARK
  - CB = CATCH BASIN
  - C/L = CENTERLINE
  - CLF = CHAINLINK FENCE
  - CLP = CONCRETE LIGHT POLE
  - CBS = CONCRETE BLOCK STRUCTURE
  - CONC = CONCRETE
  - C/S = CONCRETE SLAB
  - DE = DRAINAGE EASEMENT
  - D = DELTA (CENTRAL ANGLE)
  - E = EAST
  - ELE = ELEVATION
  - X 0.00' = EXISTING ELEVATION
  - EOP = EDGE OF PAVEMENT
  - EOW = EDGE OF WATER
  - FF = FINISHED FLOOR
  - FH = FIRE HYDRANT
  - FN = FOUND NAIL
  - INV = INVERT
  - FIP = FOUND IRON PIPE
  - FIR = FOUND IRON ROD
  - FND = FOUND NAIL AND DISC
  - L = ARC LENGTH
  - MDCR = MIAMI DADE COUNTY RECORDS
  - N = NORTH
  - N/D = NAIL AND DISC
  - MF = METAL FENCE
  - ORB = OFFICIAL RECORDS BOOK
  - O/S = OFFSET
  - PB = PLAT BOOK
  - PBCR = PALM BEACH RECORDS
  - PC = POINT OF CURVATURE
  - PG = PAGE
  - PL = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PVCF = PLASTIC FENCE
  - R = RADIUS
  - R/W = RIGHT OF WAY
  - S = SOUTH
  - SW = SIDEWALK
  - SIR = SET 1/2" IRON ROD
  - SND = SET NAIL & DISC
  - UE = UTILITY EASEMENT
  - UP = UTILITY POLE
  - W = WEST
  - WF = WOOD FENCE
  - WM = WATER METER
  - U = UTILITY POLE



**LEGAL DESCRIPTION:**  
 LOT 76, BLOCK 3, OF HERITAGE CITY - SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOLIO #: 5139 15 03 0950

**SURVEYORS NOTES:**  
 (1). BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE ASSUMED.  
 (2). LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.  
 (3). NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.  
 (4). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

**CERTIFICATION OF BOUNDARY SURVEY:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 TO 17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Julio S Pita**  
 S Pita  
 Date: 2026.02.26



Digitally signed by Julio S Pita  
 Date: 2026.02.26 15:53:14 -05'00'  
**JULIO S. PITA, P.L.S.**  
 DATE

PROFESSIONAL LAND SURVEYOR  
 LICENSE No. LS 5789  
 STATE OF FLORIDA



**GAVY & ASSOCIATES, INC**  
**LAND SURVEYORS**  
 LB # 6971  
 2657 S.W. 145th AVENUE  
 MIAMI, FL. 33175  
 PHONE: (305) 748 6507

**CERTIFIED TO:**

1. BRINKLEY, EARL L & EVELYN

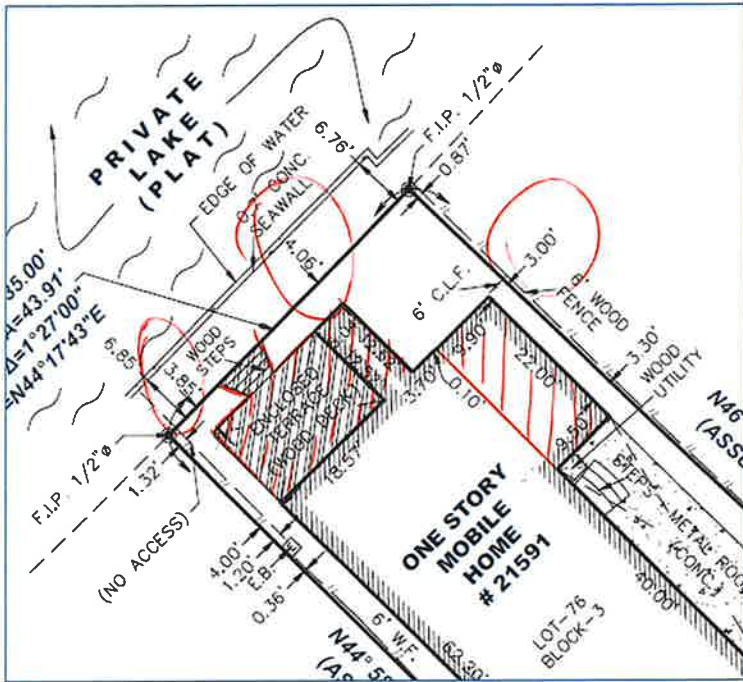
SCALE: 1" = 20'
CADD: S.M.
CHECKED BY: JSP
GL-12199
SHEET # 1 OF 1

<b>FLOOD ZONE DATA:</b>	<b>REVISIONS:</b>	<b>DATE:</b>
ZONE: X (NAVD 88)		
COMMUNITY #: 120053		
PANEL & SUFFIX: 0520 J		
DATE OF FIRM: 7/31/2024		

**Boundary Survey**  
**PROPERTY ADDRESS:**  
 21591 S HERITAGE CIRCLE,  
 PEMBROKE PINES FL 33029



Rear side looking west



East side looking rear



East side looking to front

FOR: HOLLEY LAKE **SKETCH OF SURVEY**

62-28'

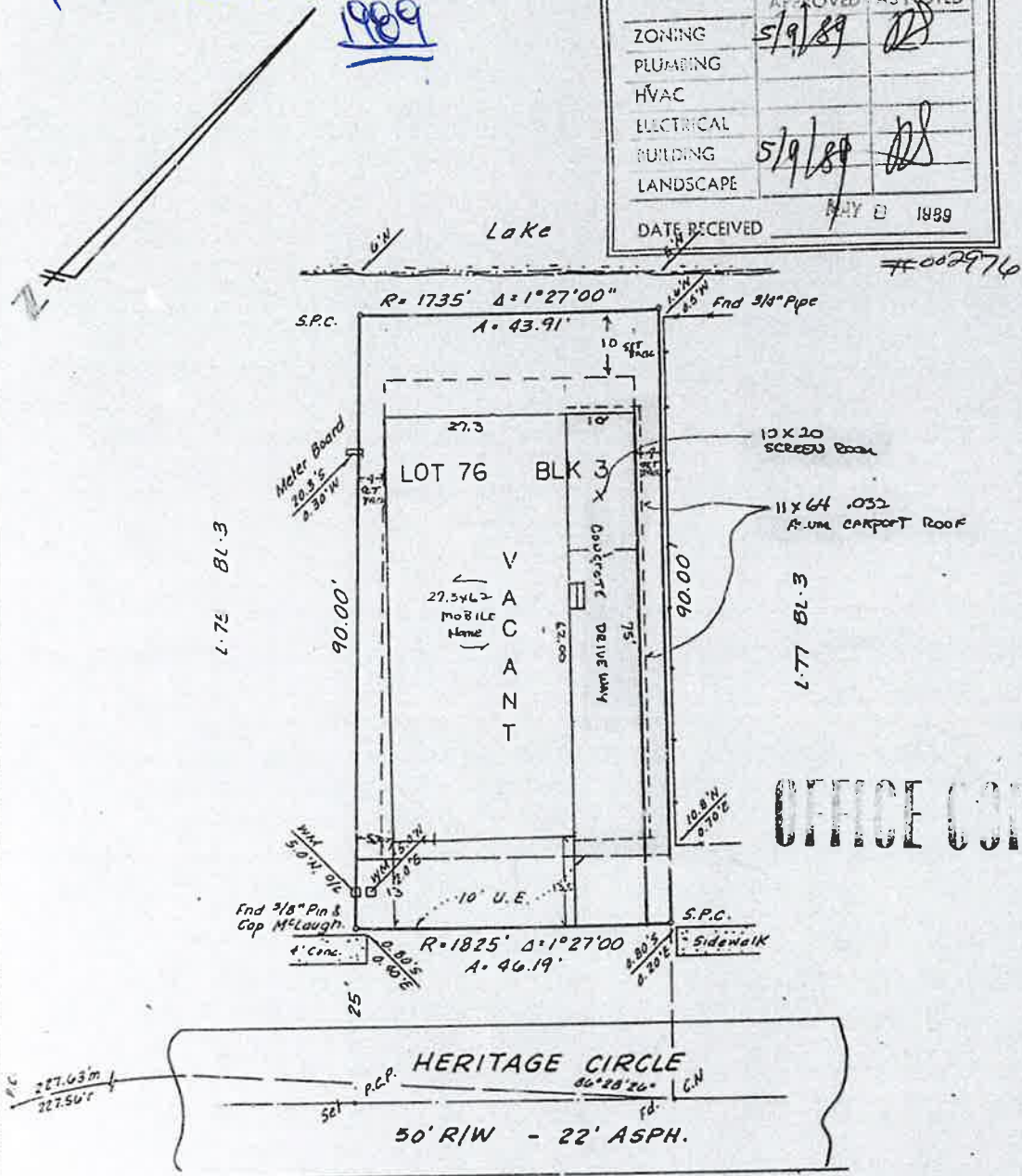
TYPE OF SURVEY: BOUNDARY JOB # 89-2110 DATE: 3-1-89 SCALE: 1"=20'

LEGAL DESCRIPTION:  
 Lot 76 in Block 3 of HERITAGE CITY SECTION 2  
 according to the plat thereof recorded in Plat Book 81 of Pg. 14  
 County, Florida. ADDRESS:  
 FLOOD ZONE BASE FLOOD ELEVATION

of the Public Records of BROWARD  
 CITY OF HOLLEY  
**PLAN APPROVAL**

*Permit No. 89-1187*  
*1989*

	APPROVED	AS NOTED
ZONING	5/9/89	<i>[Signature]</i>
PLUMBING		
HVAC		
ELECTRICAL		
BUILDING	5/9/89	<i>[Signature]</i>
LANDSCAPE		
DATE RECEIVED	MAY 8 1989	



**OFFICE COPY**

**NOTES**  
 Set 1/2" Pin & Cap # 4429  
 UNLESS OTHERWISE SHOWN, THE FOLLOWING NOTES APPLY.

- 1.) RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
- 2.) BEARINGS, IF SHOWN, ARE BASED ON PLAT DATA.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5.) ELEVATIONS ARE BASED ON NATIONAL GEODETIC DATUM.
- 6.) FENCE TIES ARE TO THE CENTERLINE OF THE FENCE.
- 7.) WALL TIES ARE TO THE FACE OF THE WALL.

**LEGEND**

- CONCRETE
- CHAIN LINK OR WIRE FENCE
- WOOD FENCE
- MASONRY WALL
- W.M. = WATER METER, P.P. = POWER POLE
- F.C. = FENCE CORNER, M.H. = MANHOLE

I.D. POINTS FD. SET  
 I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 427.027, FLORIDA STATUTES.

*[Signature]*  
 LOUIE P. JOHNSTON, LAND SURVEYOR 2173  
 6491 TAFT STREET HOLLYWOOD, FL., 33024

①  
*[Signature]*





**MPC MHM MOB**

1951 SW 172ND AVE

#210

MIRAMAR FL 33029

Phone: 954-538-5670

Fax: 954-538-5699

November 21, 2025

RE:

Evelyn A Brinkley

21591 S Heritage Circle

Pembroke Pines FL 33029

To Planning and Zoning Review Board:

This letter is in reference to the above mentioned patient, Evelyn Brinkley. I am her primary care physician. She has the following diagnoses: Neurological illness, Brain aneurysm and Stroke. I closely manage and monitor her chronic illnesses including hypertension, diabetes, dyslipidemia and other conditions. She requires continued follow up care and medications to maintain medical stability. Her neurological events have caused slow processing and a diminished capacity for managing complex information. Recent personal losses have compounded her medical hardship and stress.

If you have any questions or concerns, please do not hesitate to call our office.

Sincerely,

Perla Del Pino, DO



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

**VIOLATION WARNING**

**Case #:** 240902754 **Date:** 9/17/2024  
**Folio #:** 513915030950  
**Recipient:** EARL L & EVELYN BRINKLEY  
**Address:** 21591 S HERITAGE CIR  
PEMBROKE PINES, FL 33029-1806

A physical inspection at 21591 S HERITAGE CIR Pembroke Pines, FL 33029 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	No permits on file for stucco/concrete added throughout the exterior of the property	01/22/2025
CHAPTER 150: BUILDINGS	150.11 Florida Building Code adopted by reference; rejection of county regulations	No permits on file for stucco/concrete added throughout the exterior of the property	01/22/2025

**Notes/Means of Correction:**

Must obtain a building permit for stucco/concrete added throughout the exterior of the property. Contact the Building Department at 954-435-6502 for any permitting questions.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 01/22/2025**

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

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(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

Please govern yourself accordingly.

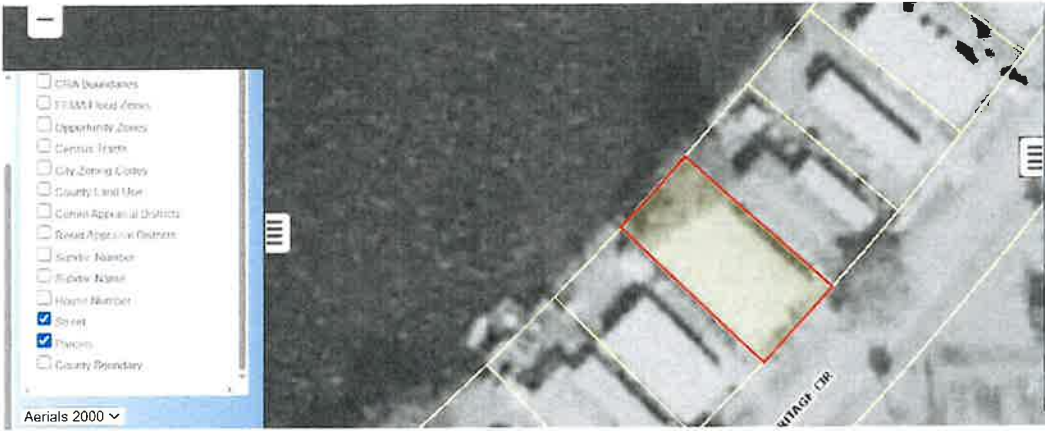
Code Compliance Officer - Joseph Libio

**HAND DELIVERY TO:**

Posted to  
Property  
10/21/2024 8:02 AM

Signature is not an admission of guilt but verification of receipt of this notice.

# Property Changes: 21591 S. Heritage Circle



CRA Boundaries  
 FEMA Flood Zones  
 Opportunity Zones  
 Census Tracts  
 City Zoning Codes  
 County Land Use  
 Census Appraisal Districts  
 State Appraisal Districts  
 Sublot Number  
 Block Number  
 Home Number  
 Street  
 Parcels  
 County Boundary

Aerials 2000

**Parcel Information**

Parcel Id: 513915030950  
Owner: BRINKLEY, EARL L & EVELYN  
Sales Address: 21591 S HERITAGE CIR  
PEMBROKE PINES FL 33029  
Legal: HERITAGE CITY SEC 2 81-14 B  
LOT 76 BLK 3  
Mitage Code: 2613  
Use Code: 02  
Land Value: \$ 26,350  
Building Value: \$ 320,460  
Other Value: 0  
Total Value: \$ 346,810  
SOH Capped Value: \$ 83,940  
Homestead Exempt: \$ 25,000



12/29/2006 < 1 of 2 > Dec 2006 - Jan 2007

South Heritage Circle

- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Green Appraisal Districts
- Red Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Street
- Parcel
- County Boundary

Aerials 2008

**Parcel Information**

Parcel Id: 513915030950

Owner: BRINKLEY,EARL L & EVELYN

Situs Address: 21591 S HERITAGE CIR  
PEMBROKE PINES FL 33029

Legal: HERITAGE CITY SEC 2 81-14 B  
LOT 76 BLK 3

Milage Code: 2613

Use Code: 02

Land Value: \$ 26,350

Building Value: \$ 320,460

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- City Zoning Codes
- County Land Use
- Green Appraisal Districts
- Red Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Street
- Parcel
- County Boundary

Aerials 2010

**Parcel Information**

Parcel Id: 513915030950

Owner: BRINKLEY,EARL L & EVELYN

Situs Address: 21591 S HERITAGE CIR  
PEMBROKE PINES FL 33029

Legal: HERITAGE CITY SEC 2 81-14 B  
LOT 76 BLK 3

Milage Code: 2613

Use Code: 02

Land Value: \$ 26,350

Building Value: \$ 320,460

Other Value: 0

Total Value: \$ 346,810

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- County Land Use
- Green Appraisal Districts
- Red Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Street
- Parcel
- County Boundary

Aerials 2021

**Parcel Information**

Parcel Id: 513915030950

Owner: BRINKLEY,EARL L & EVELYN

Situs Address: 21591 S HERITAGE CIR  
PEMBROKE PINES FL 33029

Legal: HERITAGE CITY SEC 2 81-14 B  
LOT 76 BLK 3

Milage Code: 2613

Use Code: 02

Land Value: \$ 26,350

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