

Staff Report

File #: LN-824

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JANUARY 6, 2026

SHOPPERS HAVEN

Request: Master Sign Program
P&Z# 25-30000009
Owner: Shoppers Haven Property Owner LLC
Project Location: 3310-3559 N Federal Highway
Folio Number: 484224190013, 484224190012, 484224190011, 484224190010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Christina Bilenki
Project Planner: Pamela Stanton (Pamela.Stanton@copbfl.com/954-786-5561)

Summary:

The applicant is requesting approval of a revision to a previously-approved Master Sign Program for the existing Shopper's Haven shopping center. The prior approval was granted on August 1, 2023, for future tenant building signage and the existing free-standing signs. The approved Master Sign Program and the Sign Code include a requirement that the existing nonconforming free-standing signs must be removed or brought into compliance with the standards of the Sign Code when at least one of the following conditions occurs:

- More than 50% of the sign structure is destroyed or damaged, regardless of the replacement value;
- The sign has structural inadequacies that affect its aesthetic appearance or purpose;
- There is a change in ownership in the business;
- There is a change of tenant in the business;
- There is a change of business which would require a change in a business tax receipt or certificate of occupancy;
- The business or building has been abandoned;
- An applicable amortization period has expired.

However, the subject property was annexed into the City via House Bill 1779 by the State of Florida in 2000.

According to House Bill 1779, Section 4(3) "any use, building, or structure that is legally in existence at the time that the Cresthaven Area becomes a part of the municipality, said use shall not be made a prohibited use by the municipality, on the property of said use, for as long as the use shall continue, and not be voluntarily

abandoned.” Therefore, the existing nonconforming signs can remain, subject to the provisions of House Bill 1779. The proposed amendment to the Master Sign Program incorporates references to the legally vested nature of the large monument sign along Federal Highway, and provides for a timeframe for replacement of a legally vested sign along Sample Road on page 13. No other changes to the Master Sign Program are proposed.

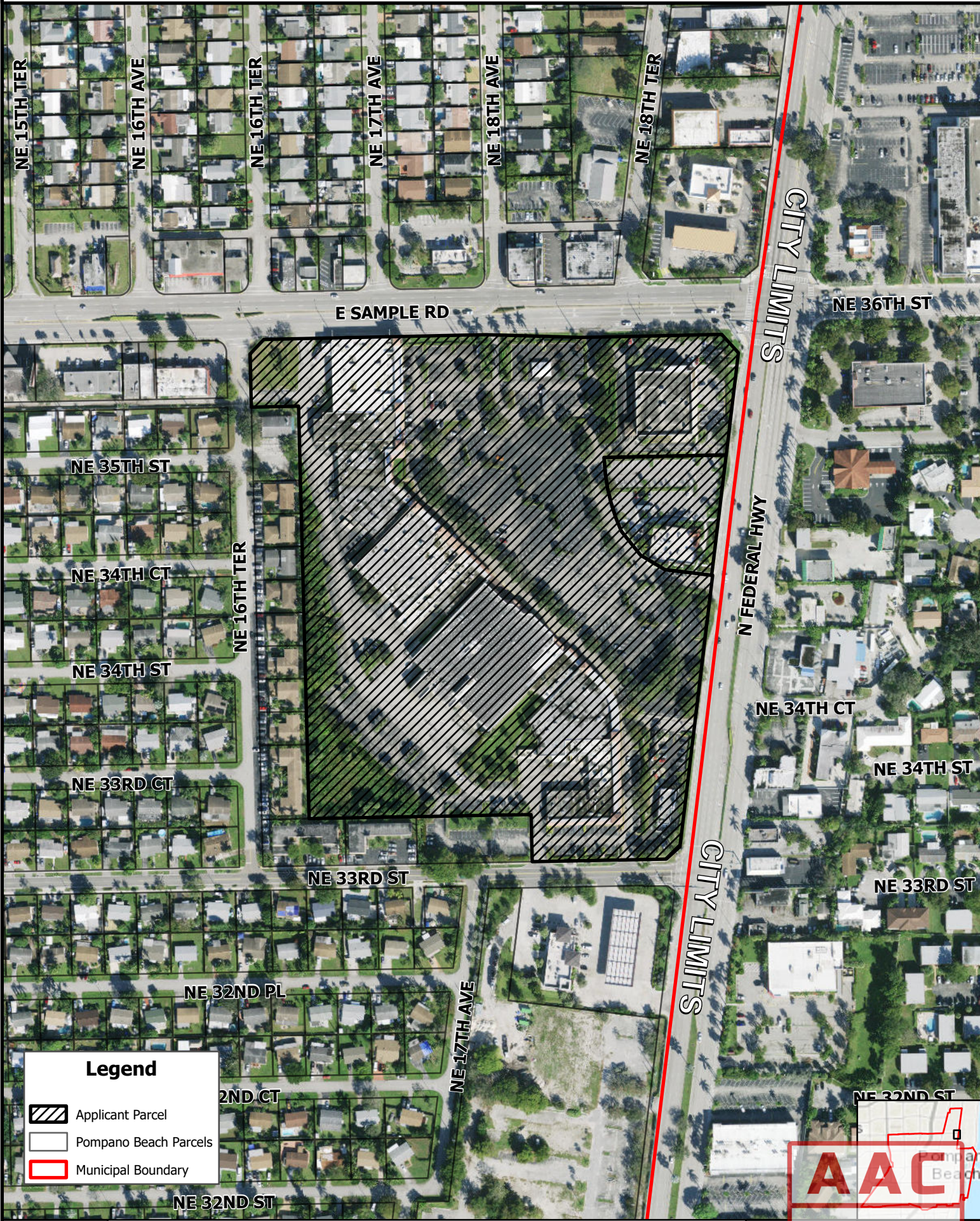
The Shopper’s Haven shopping center is located at the northwest corner of North Federal Highway and East Sample Road.

Staff Conditions:




1. A Sign Code Compliance Permit must be approved before or concurrently with a building permit for each sign.
2. If a conflict arises between the Master Sign Program and Chapter 156, Sign Code, the more restrictive regulation applies.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:3,100

Date Exported:
12/10/2025

3310-3559 N Federal Hwy
SHOPPERS HAVEN PROPERTY OWNER LLC

AAC

PZ25-3000009
01/06/2026

Created by:
Department of
Development Services

