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**Shoppers Haven Shopping Center
3301-3573 N Federal Highway
Master Sign Program Amendment Narrative**

Shoppers Haven Property Owner LLC (“Petitioner”) is the owner of the +/- 20.02 acre parcel, generally located on the southwest corner of Federal Highway and Sample Road (“Property”) within the City of Pompano Beach (“City”). The Property is designated as Commercial on the City’s Future Land Use Map and is zoned B-3, General Business. The Property is currently developed with a commercial shopping center, Shoppers Haven, that includes large, national tenants such as: Domino’s, Michael’s, Walgreen’s, and Outback. In addition, Publix has recently moved into the shopping center as its new anchor tenant, providing the City with a new reliable grocer. When Publix was approved on the Property and started constructing their new grocery location, the Property was under prior ownership. As part of their lease agreement, and to ensure there is adequate signage to direct customers to their newest location, Publix required their signage to be placed on certain existing signs on the Property, including the large sign at the main entrance to the Property from Federal Highway. The Petitioner purchased the Property after Publix had entered into its lease and made significant improvements to the Property for their new store location. This monument sign, however, is legally non-conforming and does not meet the standards of the City’s current Code of Ordinances (“Code”). Pursuant to Section 165.17 of the City’s Code governing non-conforming signs, such signs shall be removed or brought into compliance with the standards of the City’s sign code when at least one of the following conditions occur: (1) more than 50% of the sign structure is destroyed or damaged, regardless of replacement value; (2) the sign has structural inadequacies that affect its aesthetic appearance or purpose; (3) there is a change in ownership in the business; (4) there is a change of tenant in the business; (5) there is a change of business which would require a change in a business tax receipt or certificate of occupancy; (6) the business or building has been abandoned; (7) an applicable amortization period has expired. As such, as a result of Publix opening its new grocery store on the Property, and Petitioner purchasing the Property from the prior owner, multiple conditions occurred which triggered the non-conforming sign to be brought into compliance under the City’s Code.

However, the subject Property was annexed into the City via House Bill 1779 enacted by the Legislature of the State of Florida in 2000. Pursuant 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”. As such, despite the City’s Code language related to removal of non-conforming signs, the existing signs are legally vested and can remain on the Property subject to 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 pursuant to House Bill 1779, and provides for a timeframe for replacement of a legally vested sign along Sample Road. These modifications are reflected on Page 13 of the sign program. The balance of the previously approved master sign program remains unchanged.

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