

**Village of Royal Palm Beach**  
**Village Council**  
**Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-050 (SE) AN APPLICATION BY SHANGHAI FOOT SPA & MASSAGE, INC., ON BEHALF OF VICTORIA SHOPPES, LLC, AND ADOPTION OF RESOLUTION NO. 25-15 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A SPECIAL EXCEPTION USE APPROVAL TO ALLOW FOR A “STATE LICENSED MASSAGE THERAPIST ESTABLISHMENT” WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 129 S. STATE ROAD 7, SUITE 403B; BY PENG LIN LU.**

**Issue:**

The Applicant is requesting Special Exception Use Approval to allow for a “State licensed massage therapist establishment” within the General Commercial (CG) Zoning District, for a property located at 129 S. State Road 7, Suite 403B. The property is situated within the Anthony Groves Commercial Planned Commercial Development (PCD).

Please refer to **Attachment A** below for an illustration of the site plan identifying the proposed location of the affected Suite 403B.

In reviewing this petition, Village Staff considered conformity with the Village of Royal Palm Beach Code of Ordinances, Section 26-32 (f) (4) *Special exception applications*. Please find below the criteria for approving Special Exceptions and the Applicants response to the criteria:

1. The proposed Special Exception is consistent with the policies and standards of the village comprehensive plan; or

*The Applicant states: “Land Use Compatibility - The operations of the spa are consistent with the Village’s Future Land Use Element, contributing to a balanced and sustainable mix of commercial services that meet the evolving needs of the community. The spa supports the Village’s objective to maintain a vibrant local economy by providing health and wellness services within an appropriately designated commercial area.*

*Infrastructure Capacity - The existing public infrastructure has successfully supported the spa’s operations for over ten years without incident. This continued serviceability demonstrates that the spa imposes no additional strain on public facilities or services,*

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Initiator:	Village Manager	Agenda Date	Village Council
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Director of P&Z	Approval	7/17/2025	Action
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*including roads, utilities, and emergency response systems. Therefore, the proposed continuation or modification of use remains within the Village's capacity planning guidelines."*

2. The proposed Special Exception complies with all applicable development regulations of the Village Code; or

*The Applicant states: "Compliance with Development Regulations. The spa has operated for over ten years without violating any applicable development regulations. The business will continue to comply with all local codes and ordinances while serving the community needs in a professional and responsible manner."*

3. The proposed Special Exception does not have adverse environmental impacts which cannot be prevented by the imposition of conditions; or

*The Applicant states: "The existing infrastructure has adequately supported the spa's operations for over ten years, indicating no additional strain on public facilities or services."*

4. The proposed Special Exception does not have adverse vehicular or pedestrian traffic impacts which cannot be prevented by the imposition of conditions; or

*The Applicant states: "The proposed Special Exception Use is not expected to result in adverse vehicular or pedestrian traffic impacts. The spa has not been associated with any vehicular or pedestrian traffic issues over the past ten years of operation. The business will continue to comply with all previously applicable regulations and conditions to ensure safe and efficient traffic flow. If necessary, additional conditions may be imposed to address future concerns, though current evidence suggests that no such conditions are required."*

5. The proposed Special Exception does not have an adverse impact upon public facilities, including, but not limited to, impacts on police and fire protection, drainage systems, refuse disposal, water, sewers, and schools, which cannot be prevented by the imposition of conditions; or

*The Applicant states: "The proposed Special Exception Use is not anticipated to have any adverse impact on public facilities. The existing infrastructure has adequately supported the spa's operations for over ten years, indicating no additional strain on public utilities, roads, or municipal services. The continued use of the property as a spa remains consistent with the capacity and functionality of current public facilities."*

6. The design of the proposed Special Exception does not have adverse impacts on adjacent properties or is detrimental to their use and peaceful enjoyment and will cause objectionable noise, vibrations, [and/or] fumes; or

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	7/17/2025	Action

The Applicant states: *"The proposed Special Exception Use is not expected to be detrimental to adjacent properties or to interfere with the use and peaceful enjoyment of surrounding areas. The spa has not been associated with any negative impacts on neighboring properties during its more than ten years of operation. The business will continue to operate in a manner that is consistent with applicable provisions and standards, ensuring that any potential effects remain minimal and do not warrant additional conditions."*

7. The proposed Special Exception is compatible with the character and living conditions of the existing neighborhood in which it is to be located; or

The Applicant states: *"The proposed Special Exception Use is fully compatible with the character and living conditions of the existing neighborhood and does not restrict or impair public safety."*

*The spa employs only state-licensed massage therapists, all of whom are experienced professionals in the massage therapy industry.*

*Additionally, the spa maintains active insurance coverage to protect both clients and therapists, further demonstrating its commitment to safety and professional standards.*

*The continued operation of the spa aligns with the peaceful, service-oriented nature of the surrounding community and poses no risk to public health, safety, or welfare."*

8. The proposed Special Exception does not have an adverse impact on property values in adjacent areas which cannot be prevented by the imposition of conditions; or

The Applicant states: *"The spa has played a positive role in the local community by providing employment opportunities and contributing to the local economy. With a strong reputation built over the past ten years, the spa has maintained good relationships with clients and neighbors, fostering a stable and respected business presence. Its continued operation is expected to support, rather than detract from, surrounding property values."*

9. The proposed Special Exception is not a deterrent to the improvement or development of adjacent property, in accordance with applicable Village Code development regulations, which cannot be prevented by the imposition of conditions; or

The Applicant states: *"The proposed Special Exception Use will not deter the improvement or development of adjacent properties, and any potential concerns can be addressed through reasonable conditions if necessary."*

*The spa has operated for over ten years without violating any regulations or interfering with nearby development.*

*The business will continue to follow all applicable rules and maintain its professional standards, ensuring it remains a positive and compatible presence in the area."*

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Initiator:	Village Manager	Agenda Date	Village Council
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Director of P&Z	Approval	7/17/2025	Action
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10. The proposed Special Exception will not seriously reduce the quality or quantity of light and air available to adjacent properties which cannot be prevented by the imposition of conditions.

The Applicant states: *"The proposed Special Exception Use will not seriously reduce the quality or quantity of light and air available to adjacent properties."*

*There has been no evidence over the past ten years indicating that the spa's operations have negatively affected the light or air available to neighboring properties.*

*The spa will continue to comply with all applicable regulations to ensure that its presence does not impact environmental or living conditions in the surrounding area."*

In reviewing the proposed Special Exception use application, Village Staff considered compatibility with adjacent land uses, consistency with the Village's Comprehensive Plan and conformance with the Village's Development Standards for the General Commercial (CG) Zoning District. Staff has determined that the proposed Special Exception conforms to Village Standards.

The Planning and Zoning Commission considered the application on June 24, 2025, and recommended Approval by a vote of 5-0.

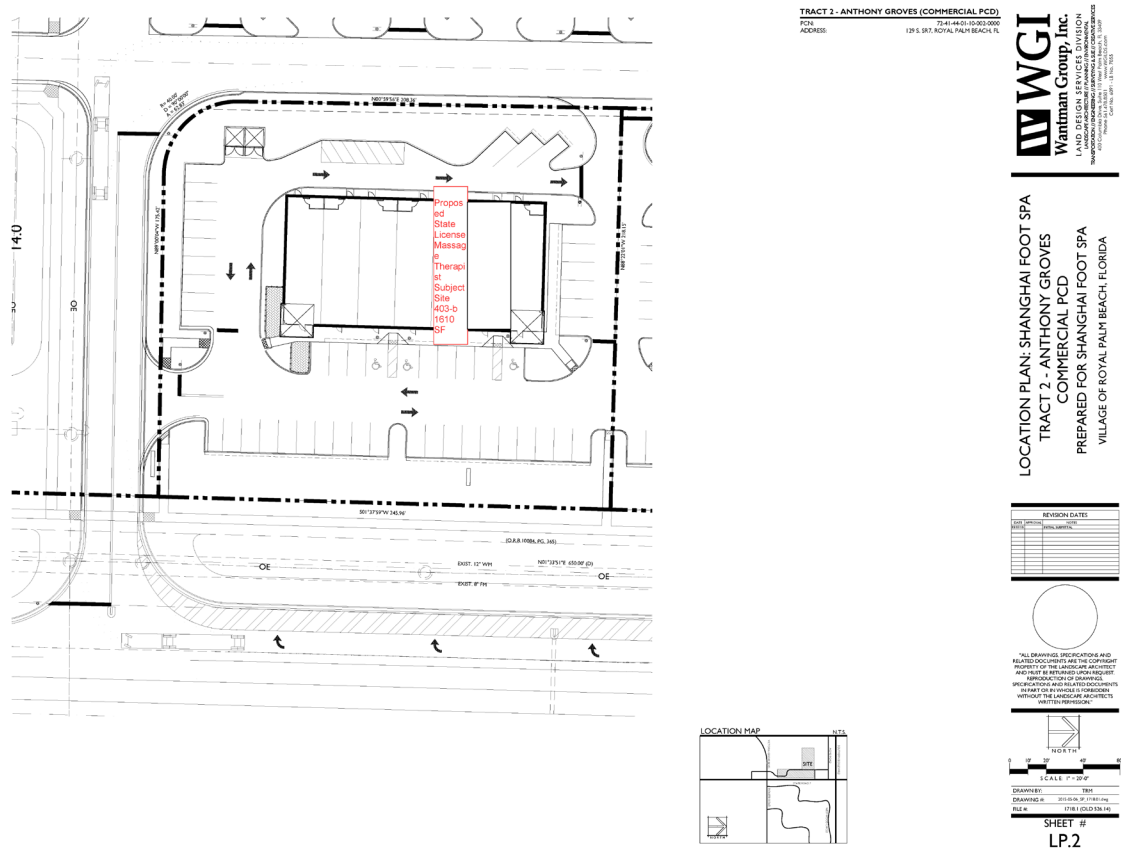
**Recommended Action:**

Staff is recommending Approval of Application No. 25-050 (SE) and Resolution No. 25-15.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	7/17/2025	Action

P:\Anthony Groves Commercial\25-050 (SE) Shangai Foot Spa\Board Documents\AIS & Staff Report\Agenda Item Summary\25-050 (SE) Shangai Foot Spa Agenda Item VC.doc

Directly below is an illustration showing the location of the affected Suite 403B.



Initiator:	Village Manager	Agenda Date	Village Council
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Director of P&Z	Approval	7/17/2025	Action
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**RESOLUTION NO. 25-15**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-050(SE) – THE APPLICATION OF SHANGHAI FOOT SPA & MASSAGE, INC. - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR A “STATE LICENSED MASSAGE THERAPIST ESTABLISHMENT” WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 129 S. STATE ROAD 7, SUITE 403B; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

**WHEREAS**, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

**WHEREAS**, Application No. 25-050(SE) was presented to the Village Council at its public hearing conducted on July 17, 2025; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

**WHEREAS**, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPLICATION NO. 25-050(SE), THE APPLICATION OF SHANGHAI FOOT SPA & MASSAGE, INC., ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT ‘A’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions:

PLEASE SEE EXHIBIT ‘B’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of July, 2025.

VILLAGE OF ROYAL PALM BEACH

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MAYOR JEFF HMARA

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**Shanghai Foot Spa & Massage @ 129 S. State Road 7, Suite 403B**  
**Application No. 25-050(SE)**  
**Resolution No. 25-15**

LEGAL DESCRIPTION:

**PARCEL 1:**

Tract 2 and Tract 6, of GROVES AT ROYAL PALM, as shown by map thereof recorded in Plat Book 100, Pages 158, 159 and 160, of the public records of Palm Beach County, Florida.

Commonly known as: 137 S. State Road 7, Tax Parcel No. 72-41-44-01-10-002-0000 and 129 S. State Road 7, Tax Parcel No. 72-41-44-01-10-006-0000

**PARCEL 2:**

Non-exclusive easements as described in and provided for in the Reciprocal Easement Agreement recorded in Official Records Book 13286, Page 1305, and modified by Modification and First Amendment to Reciprocal Easement Agreement recorded in Official Records Book 15150, Page 884, of the public records of Palm Beach County, Florida, LESS AND EXCEPT any portion of said easements included within the lands described in Quit Claim Deed recorded in Official Records Book 937, Page 375 and Official Records Book 2659, Page 109, both of the public records of Palm Beach County, Florida.

**PARCEL 3:**

Non-exclusive easements as described in and provided for in the Cross Easement Agreement recorded in Official Records Book 13286, Page 1314, of the public records of Palm Beach County, Florida.

**PARCEL 4:**

Non-exclusive easements as described in and provided for in the Stormwater Drainage and Retention Easement Agreement recorded in Official Records Book 13286, Page 1329, of the public records of Palm Beach County, Florida.

**PARCEL 5:**

Non-exclusive easements as described in and provided for in the Declaration of Covenants and Restrictions for the GROVES AT ROYAL PALM, recorded in Official Records Book 15214, Page 1907, and amended by Amendment recorded in Official Records Book 18844, Page 629, of the public records of Palm Beach County, Florida.



**Exhibit B**  
**Conditions of Approval**  
**Shanghai Foot Spa & Massage @ 129 S. State Road 7, Suite 403B**  
**Application No. 25-050(SE)**  
**Resolution No. 25-15**

**1. Development Order:**

This development order constitutes approval for:

A Special Exception Use for a "State Licensed Massage Therapist Establishment" consisting of 1,610 square feet within Suite 403B located at 129 S. State Road 7.

This constitutes the only approval granted by this resolution. Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

**2. Site Specific Conditions:**

- A. This Special Exception use approval shall become null and void should the operator cease operations at this location.
- B. The Establishment shall take its last customer no later than 8:00 P.M. and shall be closed to the public no later than 9:00 P.M. nightly.
- C. Windows within Suite 403B shall not be tinted or blacked out; visibility shall be maintained into the suite utilized for massage therapy at all times.

**3. Standard Conditions:**

- A. This Special Exception approval shall expire one (1) year from the date of Council approval unless development is commenced within that time frame or appropriate applications for extensions are submitted pursuant to Section 26-66 of the Village Code or Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- D. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.