

Agenda Item #

4D-2

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 7, 2013

Consent  
 Ordinance

Regular  
 Public Hearing

Department: Facilities Development & Operations

Submitted For: Parks and Recreation Department

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to authorize: staff to prepare and issue a Request for Proposals (RFP) to construct and operate a culturally authentic Japanese Inn (Ryokan) at the Morikami Museum and Japanese Gardens.

**Summary:** Recently the Parks and Recreation Department was contacted by a not-for-profit children focused charity, Medical Missions for Children ("MMC"), expressing interest in leasing 14 acres in Morikami Park to construct and operate a five-star Japanese Inn and Spa. Morikami Park encompasses 170 acres west of Jog Road in southern Palm Beach County and first opened in 1977. In 1993, a new Museum opened as the only museum in the United States dedicated exclusively to Japanese culture. Over the past 35 years, various master plans for the Morikami Park, Museum and Gardens have been produced with future elements that include additional lakes, gardens, exhibits, artisan village, and a Japanese Inn. MMC's concept is to develop a five star Ryokan and Spa in proximity to and with connectivity to the Museum and Gardens. The intent behind issuing an RFP is to determine if there are other groups interested in development of a Ryokan and to obtain further information regarding development concepts. That information will be utilized to analyze feasibility, consistency with the Morikami Master Plan and consistency with land use and zoning requirements. Assuming the development concepts are found consistent with the Master Plan and reasonable to obtain land use and development approvals, the proposals would then be utilized to select a developer with whom to negotiate. The lease of up to 14 acres within Morikami Park for a Ryokan has the support of the Morikami, Inc. Board of Trustees. (PREM) District 5 (HJF)

**Background and Policy Issues:** In the 1970's, the late George Morikami donated land west of Delray Beach to Palm Beach County and the State of Florida that is deed-restricted for public park purposes. The County now owns or controls 194 acres both east and west of Jog Road and adjoins those lands donated by Mr. Morikami.

Morikami Park's first phase opened in 1977 on 40 acres and included a traditional Japanese residence and a modern garden on an island surrounded by a picturesque lake. In 1993, a 32,000 square foot museum opened featuring a theater, café, climate controlled exhibit space, library and museum store. Between 1999 and 2001, the Morikami Japanese Gardens were created on

CONTINUED ON PAGE 3

**Attachments::**

1. Location Map
2. Letter of Support from Morikami, Inc.

Recommended by:   
Department Director

4/22/13  
Date

Approved by:   
County Administrator

4/26/13  
Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>NET FISCAL IMPACT</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>0</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

Is Item Included in Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Budget Account No.: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_  
 Object \_\_\_\_/Revenue Source \_\_\_\_\_ Program \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

There is no fiscal impact associated with this agenda item.

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

\_\_\_\_\_  
 OFMB  
 4/24/2013  
 4/23/13  
 4/23

\_\_\_\_\_  
 Contract Development and Control  
 4-25-13  
 Wheeler

**B. Legal Sufficiency: 1/3**

\_\_\_\_\_  
 Assistant County Attorney  
 4/26/13

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

This summary is not to be used as a basis for payment  
 g/administration/nbeale/agendas/forms/morikami.japanese.inn.draft

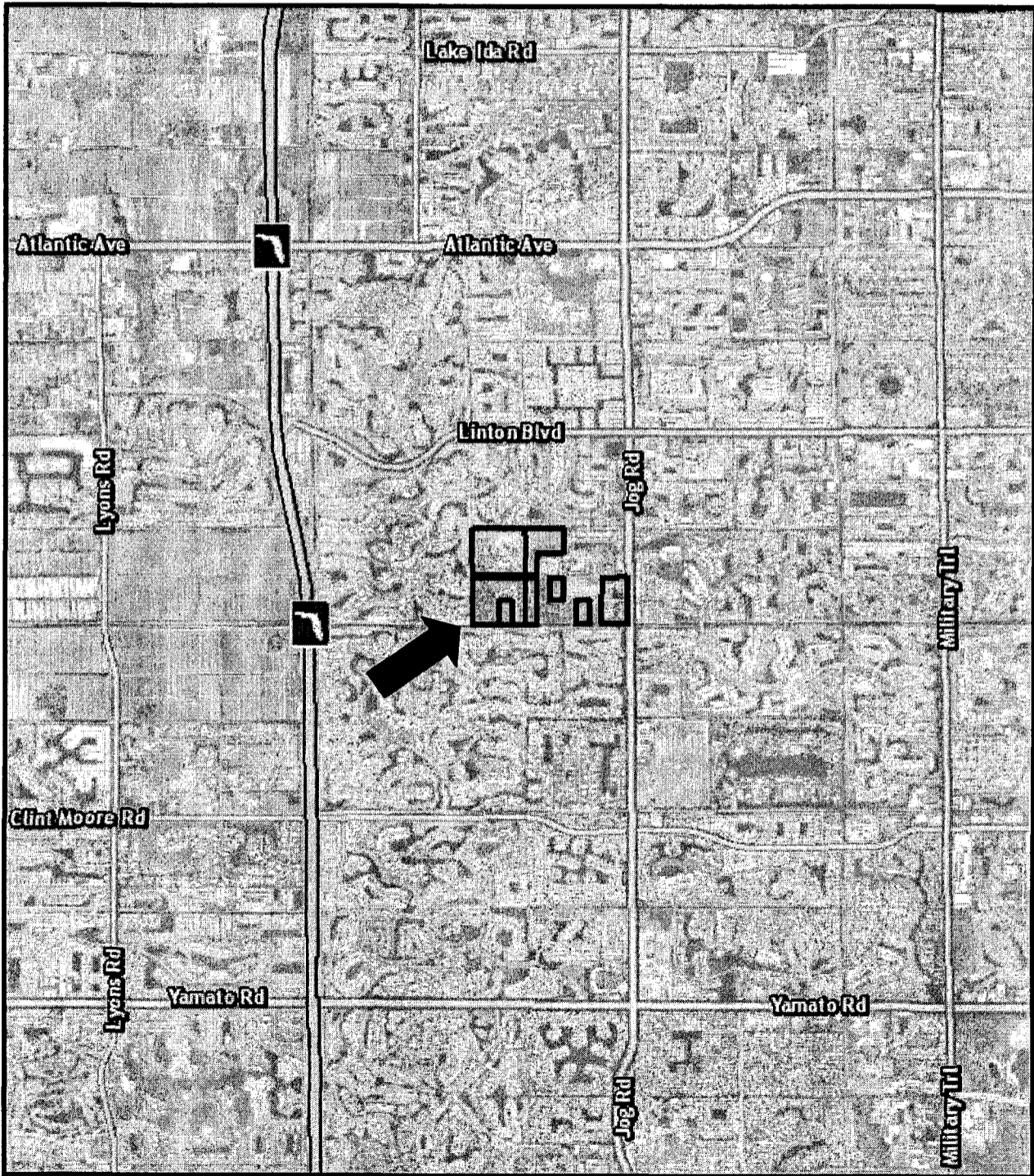
## CONTINUED from page 1 - Background and Policy Issues

16 acres adjoining the Museum. Over the past 35 years, various master plans have been created and include future amenities such as an expanded Bonsai Garden, Artisan Village, expanded exhibit space, and a Japanese Inn and Conference Center. The Department supports a Japanese Inn on park property because it will add to the cultural experience, increase our marketing reach, and provide financial support to the County.

The Department recently received conceptual proposal from MMC, a 501(c)(3), not-for-profit children's charity to construct and operate a five-star Japanese Inn, or Ryokan, on a 14 acre leasehold. The project as proposed would be a cooperative venture with the County and Morikami, Inc., the not-for-profit arm of the Museum and Japanese Gardens. MMC proposes to construct and operate this multi-million dollar facility in close proximity to the Museum and pay the County annual lease payments and associated property taxes. The construction of a Ryokan within Morikami Park has the complete support of the Morikami, Inc., Board of Trustees. Following consultation with the County Attorney's Office, it was determined that a competitive process should be used to identify interested candidates, obtain more detailed information regarding development concepts, and potentially select a project developer with which to negotiate.

Board approval is sought to solicit proposals from development firms that desire to construct and operate a Japanese Inn of authentic cultural design. Staff emphasizes that the sole purpose of this item is for direction to develop and subsequently issue an RFP only. Staff has not completed due diligence to validate the feasibility of developing a Ryokan at the Park. Rather, with Board direction to proceed, physical and regulatory implications would then be further explored based upon the specific RFP response(s). The specific proposal(s) will be evaluated for consistency with provisions of the Comprehensive Plan, Unified Land Development Code (ULDC) and other authority, and to identify any policy issues that might demand further examination. At this time, staff has reached no conclusions as to whether prevailing regulations would or would not support the development of a Ryokan as a complimentary component of Morikami Park.

LOCATION MAP



**MORIKAMI**  
MUSEUM AND JAPANESE GARDENS

October 30, 2012

Mr. Eric Call  
Director, Parks and Recreation  
Palm Beach County Government  
2700 Sixth Avenue South  
Lake Worth, FL 33461

Dear Eric,

Thank you again for all of your continued support for the Morikami Museum and Japanese Gardens. Based on our conversations of the past few months, and the request that we received from Commissioner Aaronson, on October 18, 2012, The Board of Trustees unanimously approved the following resolution:

The Board of Trustees is providing our support for the pursuit of the following two activities by Palm Beach County Board of County Commissions:

- 1) Sale of up to 10 acres of Morikami Park land immediately north of the Slomin Family Resource Center (a.k.a AOS Property), with the proceeds to be reinvested in the Morikami Park.
- 2) Continue with the discussions to build a Ryokan Resort and Conference center on the Morikami Park property, with the following conditions:
  - a. Architectural design to be reviewed by Morikami Inc Board of Trustees
  - b. Landscape design to be reviewed by Morikami Gardens design team
  - c. Development be limited to a single story structure
  - d. Design of property required to be authentic Japanese design
  - e. Master plan document be submitted to Morikami Board of Trustees and Facilities Committee for review.
  - f. The Board of Trustees requests land lease revenues be used to support Morikami Park and its ongoing maintenance.

We are extremely excited about the potential for these modifications, and look forward to working closely with the County to ensure a world class destination site.

Please feel free to call me with me with any questions, or if you need additional information.

Sincerely,



Randal Baker  
President, Board of Trustees  
Morikami Inc.

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Delray Beach, FL 33446  
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