

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 9, 2014

() Consent (X) Regular
() Ordinance () Public Hearing

Department: Parks and Recreation

Submitted By: Parks and Recreation Department

Submitted For: Parks and Recreation Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Conceptual Master Plan for Morikami Park.

Summary: Morikami Park encompasses approximately 188 acres on the west side of Jog Road, west of Delray Beach. The park currently supports the Morikami Museum and Japanese Gardens on approximately 40 acres, the 11 acre Lake Biwa picnic area, a 4.7 acre stormwater retention area for Jog Road and a 3 acre WUD utility site. The Parks and Recreation Department (P&RD) has updated the Conceptual Master Plan for Morikami Park as part of the planning process for future park improvements. In addition to those existing improvements, the Conceptual Master Plan proposes approximately 34 acres for the future expansion of the existing Morikami Museum and Japanese Gardens, 11 acres adjacent thereto to accomplish the longstanding objective for a Japanese inn (ryokan) and restaurant to expand upon the park's cultural offerings and events, 25 acres for preservation and trails, 15.3 acres of open field/grass parking area and 16 acres for future park/institutional use. The remainder of the Conceptual Master Plan consists of perimeter landscape buffers, existing and proposed roads, a proposed non-vehicular pathway, existing and potential future wells, as well as 10 acres of surplus property. Over the past 40 years, various master plans have been produced for Morikami Park and included similar future uses and improvements with the common goal of creating a world class Japanese cultural facility and providing other public recreation opportunities. While these future uses have been contemplated for decades and discussed with Board members on numerous occasions, no official record of a Board approved Conceptual Master Plan can be located. Currently, land use and zoning designations do not permit a ryokan at the Morikami. However, Board approval of the Morikami Conceptual Master Plan will initiate the process for staff to develop a Unified Land Development Code (ULDC) amendment and rezoning necessary for future park development that would include a ryokan. P&RD has worked closely with Morikami, Inc., the not-for-profit partner for operating the Morikami Museum and Japanese Gardens, and they support this Conceptual Master Plan. P&RD is seeking Board approval of this Conceptual Master Plan prior to making any further improvements or undertaking other initiatives that would realize the vision set forth by the proposed Conceptual Master Plan. District 5 (HF)

Background and Policy Issues: Morikami Park is located on Jog Road between Linton Boulevard and Clint Moore Road on property donated to the County in 1974 by the late George Morikami, a pioneer Japanese pineapple farmer and member of the historic Yamato colony. The

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Attachments:

- A) Morikami Park 2014 Conceptual Master Plan
- B) July 24, 2014, Letter of Support from Morikami, Inc.
- C) May 7, 2013, BCC Agenda Item # 4D-2

Recommended by:


Department Director

8/12/2014
Date

Approved by:


Assistant County Administrator

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
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>
NET FISCAL IMPACT	<u>-0- *</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<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:

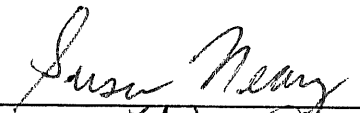
* There is no fiscal impact associated with this agenda item.

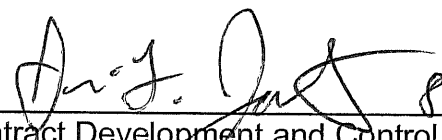
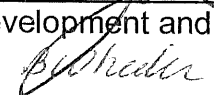
C. Departmental Fiscal Review:



III. REVIEW COMMENTS

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


OFMB 8/14/14
8/14 8/14


Contract Development and Control 8/18/14
8-18-14 

B. Legal Sufficiency:


Assistant County Attorney 8/19/14

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment

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original Morikami Museum, known as the Yamato Kan, first opened in 1977 on approximately 40 acres as a traditional Japanese residence and gardens built on an island surrounded by a picturesque lake.

In 1993, a new 32,000 square foot museum opened and is the only one in the United States dedicated exclusively to Japanese culture. Between 1999 and 2001, a series of historic period Japanese gardens were added to the Museum grounds and are now one of the County's most popular tourist destinations with over 180,000 visitors annually.

On May 7, 2013 (Agenda Item # 4D-2), the Board authorized P&RD and Facilities Development & Operations (FD&O) 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. In response to that direction, P&RD has produced a proposed Conceptual Master Plan to reaffirm the amount of available land upon which to accommodate a ryokan after taking into account all existing and planned future development phases within Morikami Park.

To date, only +/-45 acres of the approximately 188 acre park property lie within the Public Ownership (PO) Zoning District. Future development of the balance of the property requires rezoning from the Agricultural Residential (AR) Zoning District to the PO Zoning District to unify the zoning of Morikami Park and establish consistency with the PARK Future Land Use (FLU) designation that is assigned to the entirety of Morikami Park.

Since the Board action on May 7, 2013, Planning, Zoning & Building (PZ&B) Staff has determined that the PO district use regulations contained within the ULDC do not include an allowance for the proposed ryokan. Board approval of the Conceptual Master Plan will provide sufficient justification for P&RD and FD&O staff to coordinate with PZ&B staff to develop a ULDC amendment that would permit a ryokan in the PO district. That amendment could be accomplished as part of the pending ULDC Use Regulations Project, and run concurrent with the rezoning request. These actions would substantiate efforts to develop and respond to the ryokan RFP, and would ensure that future Board deliberation on responses to a RFP is meaningful.

At this time, staff feels it would be appropriate to have the Conceptual Master Plan approved by the Board so that staff may continue with the rezoning and ULDC actions necessary to proceed with the ryokan RFP and development of future phases of park development.



LEGEND

PROPOSED LAND USES		
	A MORIKAMI MUSUEM & GARDENS	74 ACRES
	B MORIKAMI RYOKAN & RESTAURANT	11 ACRES
	MORIKAMI INC. TOTAL = 85 ACRES	
	C SURPLUS PROPERTY	10 ACRES
	D NATURE PRESERVE / TRAILS	25 ACRES
	E OPEN FIELD / GRASS PARKING	15.3 ACRES
	F LAKE BIWA PICNIC AREA	11 ACRES
	G JOG ROAD	4.7 ACRES
	H WUD	3 ACRES
	I FUTURE PARK/ INSTITUTIONAL USE	16 ACRES
	PARK TOTAL = 75 ACRES	
	NATIVE PINE BUFFERS	
	EXISTING ROADS	
	PROPOSED ROADS	
	PROPOSED BICYCLE TRAIL / GREENWAY	
*	EXISTING WELL	
*	PROPOSED WELL	



PALM BEACH COUNTY
PARKS & RECREATION DEPARTMENT
PLANNING & DEVELOPMENT DIVISION

MORIKAMI PARK CONCEPTUAL MASTER PLAN 2014





MORIKAMI

MUSEUM AND JAPANESE GARDENS

July 24, 2014

Eric Call, Director
Palm Beach County Parks and Recreation Department
2700 6th Avenue South
Lake Worth, FL 33461

Dear Eric,

Thank you for your continued support of the Morikami Museum and Japanese Gardens. Your ongoing support has enabled us to continue with our past successes, and look forward to a very exciting future.

As you know, Morikami, Inc's Board of Trustees met last Thursday, July 17, 2014 and voted unanimously to fully support the Conceptual Master Plan for Morikami Park as presented by you and your staff.

The Trustees and the Facilities Committee were pleased to see that the 'wish list' items which they had recommended had been incorporated into the Conceptual Master Plan.

The projects included in the Conceptual Master Plan included:

- Renovations to the main museum (7,000 to 12,000 sq. ft.) \$3.5 million dollar expansion of the museum inclusive of galleries/collections and Museum Store.
- Stand-alone Bonsai Exhibit inclusive of multi-use pavilion, demonstration area, storage, maintenance and training area.
- *Kokeshi* exhibit
- *Amanohashidate*/ADA Garden upgrades
- Artisan Village/Education Center
- Overflow parking redesign and creation
- Re-engineered Museum entry/parking
- Admissions kiosk/Visitor Center
- Expanded area of influence (from current 17 acre fenced area to 80+ acre scope)
- *Ryokan* (Outside Developer).

Your willingness to partner with the Morikami, Inc. is greatly appreciated. I will continue to strive to strengthen our partnerships in order to bring the visions described above to fruition.

Sincerely,

Randal J. Baker, President
Morikami, Inc. Board of Trustees

4000 Morikami Park Road
Delray Beach, FL 33446
P. 561.495.0233
F. 561.499.2557

www.morikami.org

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

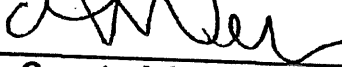
Attachments::

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

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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>
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In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<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 [Signature] 4/25/13
4/25/13 4/25/13

[Signature] 4/25/13
Contract Development and Control
4-25-13 [Signature]

B. Legal Sufficiency: 1/3

[Signature] 4/26/13
Assistant County Attorney

C. Other Department Review:

[Signature]
Department Director

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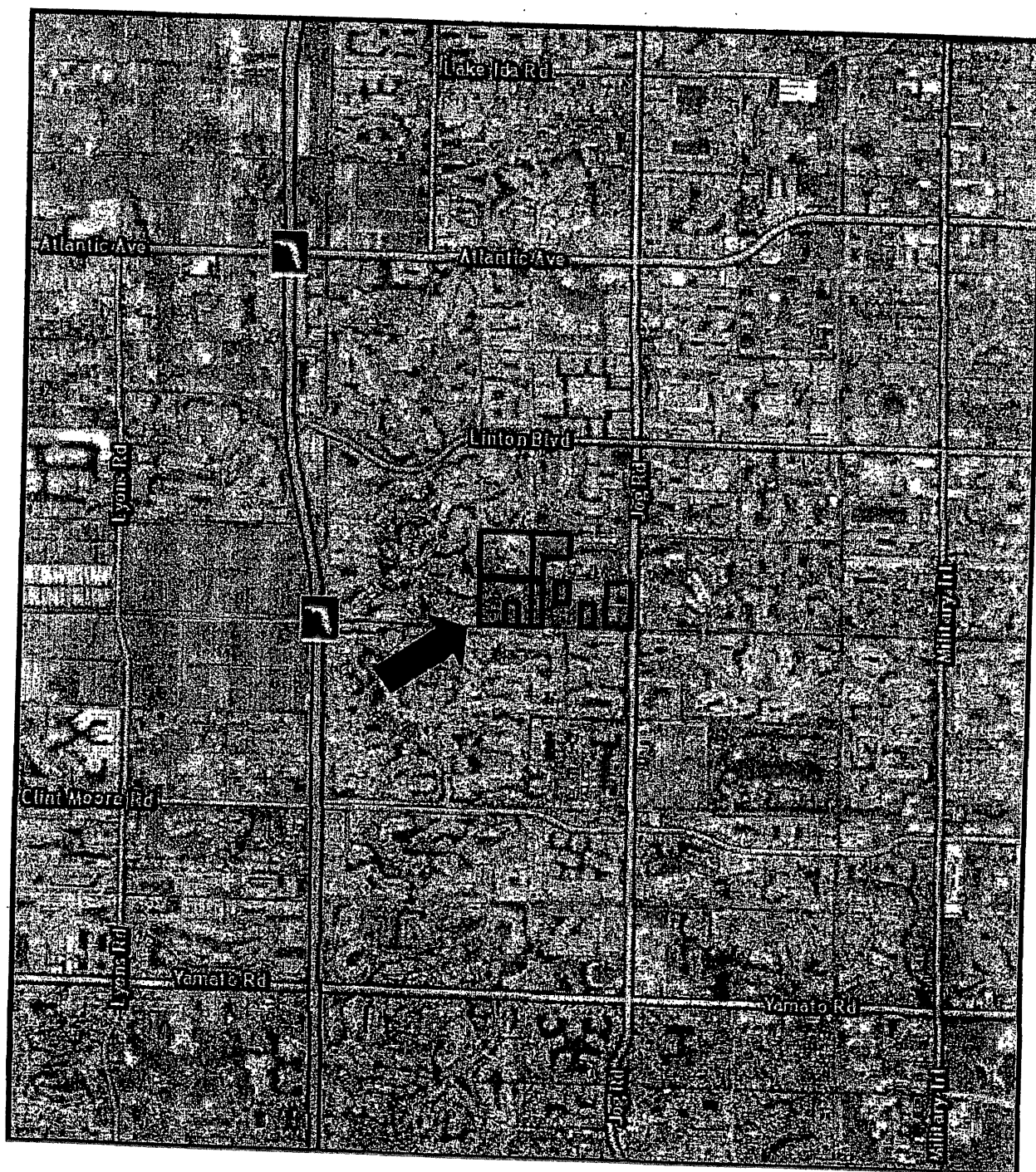
CONTINUED from page 1 - Background and Policy Issues

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





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,

A handwritten signature in dark ink, appearing to read "Randal Baker".

Randal Baker
President, Board of Trustees
Morikami Inc.

4000 Morikami Park Road
Delray Beach, FL 33446
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F: 561.499.2557
www.morikami.org