

STAFF REPORT REGULAR MEETING

AGENDA DATE: July 7, 2026

DEPARTMENT: City Attorney

TITLE:

Second Amendment to Food and Beverage Services Agreement Between City of Lake Worth Beach and E.R. Bradley's Triple Crown Club L.W., LLC, d/b/a E.R. Bradley's Lagoon Saloon (Tenant)

SUMMARY:

In accordance with City Commissions direction the current agreement is proposed to be extended through April 30, 2027 with rent at \$7,500/month; with the Tenant paying all solid waste, electric and water utility bills directly to the respective utility department. The Tenant will also pay Common Area Maintenance for the restaurant's hallways and common entryway, currently estimated at \$7.01/square foot.

BACKGROUND AND JUSTIFICATION:

On October 2, 2013, the CITY and TENANT (E.R. Bradley's Triple Crown Club L.W., LLC, d/b/a E.R. Bradley's Lagoon Saloon) entered into a Food and Beverage Services Agreement for certain space located at the Lake Worth Municipal Golf Course and to engage the TENANT to operate a full scale restaurant at the Municipal Golf Course and to provide food and beverage services at the golf course concession (the "Services Agreement"). The CITY and TENANT entered into the First Amendment to the Agreement on August 23, 2016 ("First Amendment").

The current Agreement expires on August 3, 2026. In accordance with the City's Charter, the maximum total length of this term can be nineteen (19) years and three hundred and sixty-four (364) days from the initial term on October 1, 2013 (through September 30, 2033 would be allowable).

On June 24, 2025, the City received a Market Rate Analysis from Anderson & Carr. This report stated that the Market Rate for the Restaurant is \$20/sq ft. We proposed that the rent would be \$11,823.33/month (\$20/sq ft x 7,094 sq ft = \$141,840 = 12 months = \$11,823.33) for one year. The Tenant is willing to pay \$7,500/mo plus solid waste, water and electric utilities.

MOTION:

Move to approve/disapprove the proposed Second Amendment to the Agreement extending the term to April 30, 2027.

ATTACHMENT(S):

Fiscal Impact – attached as a separate document
Second Amendment to the Agreement
2013 Agreement
2016 First Amendment to the Agreement
Utility bills