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**To:** [Jim Rostek](#); [Anne-Marie Brooks](#); [Eddie McGeehen](#); [David Tagliarini](#); [Ray Kerr](#)  
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**Subject:** Caddy's - Public Beach  
**Date:** Wednesday, May 29, 2024 2:35:13 PM  
**Attachments:** [image001.jpg](#)

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Mayor, Vice-Mayor and Commissioners,

As I mentioned at the workshop last week, we received the title search on the Caddy's property (Owner is SFMB Mad Beach Property, LLC). The title search was performed to determine the ownership of the parcel (hereinafter referred to as "beach parcel") immediately west of the parcel owned by SFMB (hereinafter referred to as the "platted parcel"). The title search confirms that the platted parcel is owned SFMB. The plat where the platted parcel is located shows that the owners of the property on the plat owned the property all the way to the mean high-water line. That plat does not depict any land between the platted parcel and the Gulf of Mexico. This appears to indicate that the beachfront has grown since the date of the plat (1937). This beachfront, now beach parcel, was created either through fill or accretion. According to FDEP it is NOT asserting a claim to the beach parcel. Therefore, after reviewing the title search and the FDEP acknowledgement, our real estate attorney and the underwriter (Attorneys' Title Fund Services, LLC) have concluded that the beach parcel is owned by SFMB. That beach parcel encompasses the upland area between the platted parcel and the mean high-water line. Therefore the "public beach" referred to in the Alcoholic Beverage Permit approval conditions only includes the area of land between the mean high-water line and the Gulf of Mexico. The platted parcel and the beach parcel are private property. Please let me know if you have any questions. PLEASE DO NOT "REPLY ALL" TO THIS EMAIL.

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