

Florida Keys

ON BEACH REALTY COMPANY
OCEAN AND BAY FRONT PROPERTY

MIAMI, FLORIDA

July 24, 1916.

OFFICE:
LINCOLN ROAD
MIAMI BEACH, FLORIDA
Address all Communications
to the Company.

Mr Carl G. Fisher,

Indianapolis, Ind.

Dear Sir:

On Tuesday, July 17, went to Ragged Keys with Captain E. T. Ball, the owner of Key # 6, for the purpose of examining that key and surrounding waters. We anchored close to Key # 5 and in a skiff went around Key # 6 and upon it, taking photographs and observing the character of the island, in detail.

In order that you may get a clear idea of the location of the key and the relation of this island to other points of interest, enclosed you will find a blue print called Sketch No 1, which shows Miami, Cape Florida, Soldiers Key, the rest of the Ragged Keys and the keys to the south of Key No. 6. This sketch is traced from the coast chart and is in true proportion. Also find enclosed sketch No. 2 which was made by enlarging that portion of the chart ten times with proportional dividers and is accurate enough for examination purposes.

Found that Key No. 6 is the largest of the Ragged Keys and that the natural conditions are exceptionally good for increasing the size of the island by dredging work at a reasonable figure. On the ocean side there is a large shoal or bank without any sand or mud above the rock. This rocky bottom slopes very gradually, so that a dipper dredge cutting a channel and throwing up a dyke at such a depth of water as three feet would probably enclose an area greater than that of the present island. The banks on the inner or bay side of the key are composed of the material known here as marl and is the same material as that used by the Florida East Coast Railway on the Key West Extension in their heavy fills. They gave up the use of rock for these fills after their rock quarries were established as the marl would stand the action of the waves much better than the rock. This material from Key No. 6 can be pumped easily from the banks on the inside of the island to the area enclosed in dykes or levees on the seaward side. In several places on the marl banks, a pole pushed into the mud for a depth of six feet would not reach rock, so that if the banks were pumped out, there would be an excellent harbor formed on the Bay side with a fine depth of water.

On the key, itself, which is low, possibly two feet above average high water in places, the vegetation consists of two clumps large, high red mangroves; low mangroves; and a miscellaneous tree growth on the sand ridge which skirts the east and south sides of the island.

Should the island be developed as a winter home or fishing camp, the views would be unobstructed, as on the ocean side there is an entirely clear and unobstructed view, with the southbound steamers passing close in shore. On the opposite side, the view of the Bay is unobstructed also, except that the mainland is visible on the horizon. To the north, the surface of the sea is dotted by the five Ragged Keys with Soldiers Key in the left background and Cape Florida, with its old lighthouse visible in the extreme distance. To the south, Sands Key and Elliotts Key show as a receding bank of green tropical foliage with the ocean showing to the left and the bay to the right.

The most attractive feature of the place in its present condition is what the owner of the Key calls the "Aquarium". This is a spot of deep water between Keys 5 and 6, marked on the accompanying Sketch No. 2. This aquarium contains an unusual number and variety of fish. We were over the spot at high tide and could not reach the bottom with a ten foot pole and yet the water was so clear that all objects on the bottom could be plainly seen. In a space of a few square feet, many different kinds of fish, large and small could be seen swimming and feeding. If Key No. 6 was purchased for the purpose of development and Key No. 5 was also bought, this aquarium could be preserved, if care was taken in the dredging operations and it would be one of the show places of this vicinity.

The accompanying twelve photographs have been numbered from one to twelve and information written on the prints. In View No. I may be seen the two slumps of high mangroves mentioned above. No. II shows the various Ragged Keys and the northerly end of Sands Key. The picture is taken from a considerable distance which was necessary in order to get them all in the field of view. Keys 5 and 6 appear as one but No. 6 is about the right hand three-fourths. View III was taken of Key No. 1 as we passed on the back to Miami and gives an idea of the distance from the key to one of the main channels. View IV is the closest picture taken of Ragged Keys 1, 2 and 3 and picture V shows the same keys with No. 4 additional in the foreground. View VI, taken from the launch after we anchored, shows the north side of Key No. 6 and refers to View VII. This latter view shows the "cut" or opening between Nos. 5 and 6 and the location of the "Aquarium". This picture was taken at high tide. Picture VIII was taken at high tide at the eastern end of the key. It can be seen that rocks are almost breaking water in the foreground and these rocks are exposed at high tide. View IX shows the north end of Sands Key and was taken from a skiff close to No. 6. View 10 is not much of a picture but shows the sky line or the height of the large mangroves. Picture XI is taken from the northwest corner of No. 6 Key and gives an idea of the scenery looking north. Soldiers Key can be seen in the picture and Cape Florida Light can be seen from the same point although it does not show in the picture. And XII shows the only improvement! The shack is built on the sand ridge that skirts the shore and this ridge is covered with the same kind of vegetation that shows in the back ground.

In its present condition Key No. 6 is of very little value for any housebuilding purposes but for location and for possibilities for developing, it is the best key near Miami. The acreage, given as twenty-nine by the Government survey, but probably an acre more, can be doubled by simple dredging work and at a reasonable cost. In comparison, except for size, Sands Key is not near so desirable, for the large area of comparatively deep water in the Bay leaves no material close by for dredging, while at Key No. 6 there is an abundance of material of the finest kind. The most desirable form of development would be to purchase No. 5 Key as well as No. 6 and develop them together.

Captain Ball has "proved up", having commuted under the Homestead Act or Law and will receive his patent as soon as it is signed by the President of the United States, so that the title undoubtedly is of the best.

Trusting that the above will give you the preliminary information that you wish, I remain,

Yours very truly,

W. E. Brown

WEB:B

January 9th, 1914.

Mr. F. A. Seiberling,
c/o Goodyear Tire and Rubber Company,
Akron - Ohio.

Dear Mr. Seiberling :

I saw the owner of Key Number Five, next to you on the North, yesterday, and he agreed to immediately clean up Key #5 and put some plantings of coconuts and pines on it. The owner of this Key is an architect in Miami and I have given him a job building a thirty thousand dollar house for me, which will carry the usual 6% commission - and I am satisfied that he will go ahead with this plan to make Key #5 presentable, which will be quite an advantage to you.

I am having Mr. Brown prepare several little sketches for you to look over when you come down. This Island is more or less like a big chunk of putty : you can bend or mold it into most any shape you want, providing you do the molding west of the dotted line I have shown.

It now develops that there is connected with this Island another very small island, which I am showing you on Chart #1. We haven't the measurements of it yet, but it is probably only 150' in diameter - but it occurred to me that a bulkhead could be put around this small island at approximately \$2.50 a foot, and filled with a dipper dredge, so that the entire small island could be made very beautiful at a total cost of, say, \$2500.00, including grading, bulkhead and planting. This small island could be connected with the main Island by a bridge, as shown, and the small island could be planted in coconut trees and made very beautiful.

Your boat-house docks and piers could be located approximately as I have shown or as you wish to switch them around. An estimate will be ready for you, of the cost of the bulkhead on the western side of the Island, which will probably run \$2.50 to \$3.00 a foot for a good substantial bulkhead out off $3\frac{1}{2}$ ' above low water. We pay \$2.50 for a good bulkhead here, but it would be slightly higher there on account of the handling of men and the fact that they must be fed there.

We are also making a little sketch showing an opening thru from the west to the east of, say, a 24" pipe line for about 600-feet. This ought to give a continuous flow of tide water from the east thru to the west and keep any little floating materials out of the boat-house slew. This isn't exactly necessary but it is very inexpensive and would allow you to build a very nice fish well at the western entrance to this opening.

Mr. F. A. Seiberling. #2. January 9th, 1918.

marked "B".

If the location of the small island doesn't suit you, it is very easy to change the location of this island, say, as on Chart #2 - removing the smaller island entirely and building the little island with a dipper dredge - as the water marked XXXXXXX is only about 1 1/2' deep, while the water marked "K" is 10 to 15' deep, and quite a strong tide runs thru the point marked "K". In my estimation, to do a nice job, you will need about 3000' of bulkhead from a point marked "R" on #2 chart, westerly, to a point marked "R".

All these figures I am giving you are approximate : they may be 200 or 300' short or long - but all the sketches and measurements will be made within a week from today. A gang of men have been on the island for some time - clearing - and I am just sending Mr. Brown down on my boat today, to see how they are getting along - and I think that I can wire you tomorrow that you can come down in a week and look the situation over.

In thinking over these sketches, don't forget that there is considerable deep water at the points marked "K", and that the aquarium about which I have written you several times - one of the most beautiful spots we have in Florida - is at the northern end of the island. Some of these holes in the coral rock at the northern end are 20' deep, and if you would build a long dock, say 100' long (as I have shown) on the northern end of this island, and put down a large number of small stakes under the dock, you could go with visitors to this point at any time and show them thousands of fish. The small stakes under the dock would furnish protection for the small fish, and the fact that the small fish are around there will attract the large ones. At certain tides you might have difficulty to catch fish off this dock, but on the ebb of the tide, I think I am safe in saying that you can have your own fish well right on the ground and the most wonderful one, probably, in the United States. The last time I was down there I saw six or eight green parrot fish in this aquarium that were 20" long, and I saw one angel fish that must have weighed 7 or 8-pounds. A small boat with a well in the center, with a glass bottom, floating back and forth across this aquarium, would be an endless sort of amusement to both you and your guests.

Something for you to think over : I would suggest a wireless telephone equipment, which I understand is now available at a very reasonable expense, and I would like to see you have the first installation of this kind in the United States - and I believe if you will have Quine or some of your other good men around the plant look into this matter, you can arrange it. Personally I would like to see the first wireless telephone equipment for private use put in between this island and Miami. The connection at this end can be made here on

January 9th, 1918.

our property in connection with the local telephone company. Possibly, however, you want to cut out the telephone altogether. Don't mind my shooting suggestions into you. Suggestion of how other people can spend their money is the most fun I have ever had.

Sketch #3 presents a plan where you can make a large Island than you have, if you want to, by building on to it, as shown by the dotted line - and you can estimate this building-on process about as follows: The price of paying for the fill four years ago was ten cents a yard; now it would be twenty cents. It would cost about \$3000 to move a dredge to this job and \$3000 to move it back. After the dredge gets there it can make you an extra acre of land at somewhere between \$1500 and \$1600 and $3\frac{1}{2}$ to 4' above tide - so that if you wanted to add on 10-acres to the Island, it would cost you approximately \$12,000 for handling the dredges, plus approximately \$1500 to \$1800 per acre for the fill, which would be quite level and need very little grading. Then the bulkhead around the fill would approximately cost you \$2.50 a running foot. Any dredge going to this job will have to dig into the job about a quarter-mile. It is a simple operation and digging in will of course make a direct channel to the Island from Biscayne Bay.

If you want to do a little estimating on your own account, on docks you can build at this place, you can build a very good dock some where around \$15 a running foot, for a dock of this kind designed for light loads. I have estimated roughly, in order to give you a little advance information, that the bulkhead and the docks, the small island and the small bridge can be put in and a very presentable place made of this island, without the fill, at about \$18,000.00. Part of the Island will need 18" of fill - and if you make the shore line true, along some parts of the shore line it will need 5' of fill - other points $3\frac{1}{2}$ to 5'. The engineer's figures will be more complete on this in another week.

I will not send any of these engineer's sketches on to you as I presume that you would prefer to look over these sketches here - and they can't be accurate on such short notice.

Yours very truly,

GGF:R

December 3 1918

Mr. F. A. Seiberling,
Akron, Ohio.

My dear Mr. Seiberling,

I have your letter of the 27th. It is one of about twenty this morning. I am sure you will believe me when I tell you it is the most pleasant surprise I have had for some time. In fact, I have been waiting about three years for you to get back down here and get some of the rest you are entitled to, and that you positively must have sooner or later.

Since you visited Miami last, about twenty-five million dollars have been spent in this county in some wonderful improvements. One of these, the Everglade canal, will soon be completed. We are just completing a boulevard across the state to the Gulf of Mexico, which will be finished in another year, so that you can drive from here to the Gulf through the Everglades in an automobile in about six hours. By boat on the canal, the trip will take about ten hours.

The causeway between the city of Miami and the Beach is practically completed with the exception of the draw bridges and the decorations.

I dictated this much of my letter before lunch. I have since put in two hours considering carefully what I would say to you about your island. When you talked of purchasing this island, I had no idea you expected to build on it and live there during the winter season. I supposed you wanted an island on which you could have a number of different kinds of trees and a fishing hut where you could get off for a few days at a time and be alone with fishing headquarters right at hand.

This island would be ideal developed along these lines, but, in my estimation, it would not be practical for you to consider building and living there. It would be entirely too lonesome, situated, as it is, 16 or 18 miles from the city. You would have to have a place for your automobiles in town, and you would need a boat capable of at least 25 miles per hour to give you any pleasure at all in your trip back and forth to the island.

We have just about finished work on our 70 acre island, which you no doubt remember. We have invested about \$50,000 so far in a house, and a very large cistern, as there is no other kind of drinking water to be had on any of these islands. Our own small electric light plant, small as it is, cost \$2500, and our isko refrigerating outfit cost with ice boxes \$1000.

SEAM 12/4
All time
Subtract
Liquor
Fishing

Sam Plan

Page 2

We have an eight-room house with a large social hall and dining room, and kitchen, and two smaller houses for the help. There are two docks for fishing boats.

Building of all kinds is almost double what it was three years ago. The charge for pumping sand is almost double, and lumber, labor, cement - everything, in fact, costs now twice what it did three years ago. I doubt whether these prices will come down very much within the next two years. I really hate to see you tackle the island except as a fishing camp, with a foreman and two negroes to look after it throughout the year.

You could cut some trails, build a six or eight-room house, a dock, and fix the place up to a limited extent only for \$50,000. To make a first class place of it by dredging a harbor, such as we had in mind when we talked about the place, by filling in the low ground, thoroughly grubbing the present ground, transporting the necessary soils to mix with the shells and sand, building a good house and a couple of docks and having a ferry boat - all this would cost at least \$400,000. This was the job, you remember, we had in mind at the time at about \$250,000.

It would take about 4 years to get fruit and trees in any sort of shape. The sea wall could be finished, the fill could be made, the rough timber could be grabbed out and burned and a great many plants and trees started this winter. It is practically impossible to work at all on these keys after June first. During June, July, August, September and October - five months - the mosquitoes on the keys are terrific.

Since you were here, we have completed a 65-acre island in the bay, connected to the causeway as per photograph in the Winter Playground booklet I am sending you. The little island, Belle Isle, has now ten very handsome homes finished, ranging in price from \$12,000 to \$100,000, and a very handsome new Italian villa is being built there by Mr. L. M. Runsey of New York.

Before you consider starting any improvements on the island, I think you should run down here and get the matter clearly in your mind as to whether you want to be positively cut off from all intercourse with the city and even with the fishermen on Sand's Key, and whether you wish to wait at least four years for any sort of habitable property; also whether you want to spend this much money for a comfortable and well-cleaned-up job.

As an asset, I don't think the island would be worth, completed, 10 cents on the dollar. Since our experience with building our club house on Adams Island, I am not nearly so keen about building on these islands a long distance from Miami, except for fishing headquarters. For this purpose they are a huge success.

If you will write and tell me just what you have in mind, I might be able to give you some very good pointers. It is very difficult,

Page 3

however, to go over a matter involving as much work and prospective investment as this by correspondence. Why don't you come down for a few days after January first?

I note what you say about the Lincoln Highway meeting on December 30. There is no chance for me to go north in the winter time. I have a catarrhal tendency that just won't stand the northern climate. Here I never notice it. I have not had it for the past six or seven years south of Jacksonville, but in the Central States I have continuous trouble.

There is certainly some dead wood on the Board that ought to be cut adrift. I wrote to Bennett some time ago that I was in hopes they would change the annual meeting of the Lincoln Highway to some time between the first of May and the first of October. I think it would be better to get a Board of Directors together during the summer than in the winter. I should like to take more interest in the work, particularly in the Board meetings.

Please look out for the booklets, and write me what you think of them.

Yours very sincerely,

GGF/mb
Encl. 2 folders

The Goodyear Tire & Rubber Co.

OFFICE OF
PRESIDENT.

Akron, Ohio, February 1, 1919

Mr. Carl G. Fisher,
Miami,
Florida

My dear Mr. Fisher:

I authorize you to purchase the Purdy boat for \$2500.00 as referred to in your letter, and also one Togan house, Style No. 602, with double wall, listed at \$1500.00. I shall want this located on the south end of the Key close to the water, and should prefer to place it in its permanent position when erected, that it may not require moving later.

This being late Saturday afternoon and no opportunity to get a New York draft, will forward \$4000.00 draft to cover next Monday.

Thank you very much for your interest in the matter and the trouble you are taking to get me started right.

Yours very truly,

J. H. Eubank

*OK
CAF*

FAS:J

*2/7
Copy to
Bummer*

W. E. BROWN
CIVIL AND LANDSCAPE ENGINEER
MIAMI BEACH, FLA.

April 27, 1919.

Mr Carl G. Fisher,
Indianapolis, Ind.

Dear Sir:

In order to push the work at Ragged Key and get the Togan House erected there, I spent from Tuesday to Saturday of last week down there. Upon my return last evening, I found your letter of the 21st awaiting me.

Colonel Edgerton has been on a tour of inspection over the State but is expected to be in his office about the first of the month. I will leave here to-morrow, Monday, evening and try to get the permit as we wish it for the Jacksonville office stated in January that the line we wish to bulkhead was the "authorized limit of the spoil". I believe that the line suggested by you is better than the one suggested by the District Engineer's office. Will do the best I can to get the permit in the most satisfactory form.

Have learned that you have received a letter regarding ownership of the Miami Beach Bay Shore Company lands and will arrange to get this information in shape expecting to get the same information from you.

Yours very truly,

W E Brown

Landscape and
yearly or summer
superintendence
of estates or
winter homes

Member Florida
Engineering Society
Registered Engineer
State of Florida

W. E. BROWN
CIVIL AND LANDSCAPE ENGINEER
MIAMI BEACH, FLA.

May 9, 1919.

Mr Carl G. Fisher,
Indianapolis, Ind.

Dear Sir:

Work at Ragged Key is being pushed as much as possible but I have been unable to get any letters or information from Mr Seiberling. The house is up and it is expected that the roof will be shingled this week. I wrote to Mr Seiberling about such details as putting a man there to live on the island and do the work that is badly needed at once and as to a tank under the Togan house for a temporary cistern. As he has already O. K'd the general plans I am going ahead as seems best without hearing from him. The ditching work is completed and will need funds to pay the contractor in the near future or as soon as I can make the final estimate.

Yours very truly,

W E Brown

WEB:B

May 12th, 1919.

Mr. W. E. Brown,
Alton Beach Realty Company,
Miami Beach, Florida.

Dear Brown :

Replying to yours of the 9th : I wouldn't write too many letters to Mr. Seiberling on small details, such as the tank for the Hogan house. If I were you I would get up a schedule about each month of what you are doing, and then send it all along to him for a general O.K., so that he can O.K. at one time and in a few minutes forty or fifty different things. Mr. Seiberling has been out in Wyoming for some time on some Good Roads Work and when he comes back he will have a million things to look over - and I hope you will frame your letters and general lay-outs to him in such a manner that it is only necessary for him to give you a quick O.K. I expect him over here to the Races, if he returns from the West in time, and will have a chance to talk to him then.

I wrote you regarding the abutments for the street railway bridge.

I wish you would look over the sea-wall and see that it is getting along alright. In this particular case we are trusting Gail absolutely regarding the cement mixture and the entire job, and I am in hopes he will not decide to be like a lot of the other contractors - skin the job to make a few dollars. Gail already has a good reputation as a sea-wall man : he ought to keep it.

Yours very truly,

CGF:R

W. E. BROWN
CIVIL AND LANDSCAPE ENGINEER
MIAMI BEACH, FLA.

May 20, 1919.

Mr Carl G. Fisher
Indianapolis, Ind.

Dear Sir:

The clearing work has been entirely finished at Ragged Key by the contractor and the ditching is nearly completed. Mr Joe Hardee, the contractor who did the work was anxious to get up here to work on the Bay Shore Company work and failed to get a portion of the ditches down to the stipulated depth. He has agreed to go back and finish the work or to pay the cost if we have laborers do it and I have retained an amount on the enclosed estimate sufficient to cover the work still to be done.

Please send me a check for \$3300 in favor of F. B. and J. J. Hardee that I may deliver it to them.

I expect to send prices for bulkhead and dredging work for your approval in the near future.

Yours very truly,

W E Brown

WEB:B

Sebell

\$3,300

check 5/27/19

Van

W. E. BROWN
CIVIL AND LANDSCAPE ENGINEER
MIAMI BEACH, FLA.

May 20, 1919.

ESTIMATE -DITCHING AND
CLEARING CONTRACT MESSRS F. B. & J. J. HARDEE
RAGGED KEY IMPROVEMENT
FOR MR F. A. SEIBERLING

2219 lin. ft 6 ft ditch @ \$1.00	\$2219.00
766 " "12 ft " @ 2.00	<u>1532.00</u>
	3751.00
13.14 acres of clearing @ \$100.00	<u>1314.00</u>
	5065.00
Less amount retained until completion of ditches to proper depth	<u>265.00</u>
	4800.00
Less previous payment	<u>1500.00</u> ✓
Amount due contractor this estimate	\$3300.00

OK
W E Brown

~~OK~~
OK

~~OK~~
OK

check 7/27/19

Jan.

May 27th, 1919.

Mr. W. E. Brown,
Alton Beach,
Florida.

Dear Brown :

I have your information of recent date and an enclosing you check for \$5,300.00, which I understand is to be charged to Seiberling until he gets back. You had better write Mr. Seiberling a letter sending him a duplicate of this bill, and advise him that I have remitted the funds for same.

The big map was received and it is O.K. It is just what I wanted.

I will fix up with you on the Togan house when I come down.

We want to be very careful not to infringe on any of the Wetzel property.

I think the Hardee price is terrifically high but you will have to do the best you can.

Yours very truly,

CCF:R

W. E. BROWN
CIVIL AND LANDSCAPE ENGINEER
MIAMI BEACH, FLA.

October 21, 1919.

Mr F. O. Van Deren
Indianapolis, Ind.

Dear Van:

The car of asphalt has been received and unloaded and you will find enclosed a bill of lading and the freight bill. The latter was delivered to me without comment but as you will see the rate on the B/L is \$6.70 and on the bill \$8.00 having the freight prepaid relieved us of the necessity of paying the higher rate and filing a claim. I have written the Kentucky Rock Asphalt Company suggesting that they endeavor to secure a rate that is acknowledged by all the roads.

Please send me another check for a thousand dollars principally for labor expense at Ragged Key. As suggested by Mr Fisher, I sent the two latest estimates direct to Mr Seiberling and he sent the funds. All the bulkhead work is completed and paid for, the work of the clam shell dredge is finished and two monthly dredging estimates have been paid. The suction dredge is now making the actual fill. I have about three hundred dollars on hand but two weeks wages of about ten men will nearly clean that amount.

Do you arrive during the first week in November?

Yours very truly,

WEB:B

efls.

W E Brown

Van

Member Florida
Engineering Society
Registered Engineer
State of Florida

Member Florida
Engineering Society
Registered Engineer
State of Florida

W. E. BROWN
CIVIL AND LANDSCAPE ENGINEER
MIAMI BEACH, FLA.

RAGGED KEY IMPROVEMENT

SUMMARY OF ESTIMATES

of

Waldeck-Deal Dredging Co

Month	Yardage @ 30¢	Yardage @ 25¢	Amount	10% Retained	Paid
August	10,272	--	\$3,081.60	\$ 308.16	\$ 2773.44
September	8,400	--	2,520.00	560.16	2268.00
October	7,040	--	2,112.00	771.36	1900.80
- -	- -	41,563	10,390.75	1039.07	9351.68
November	--	51,800	12,950.00	1295.00	11655.00
	<hr/> 25,712	<hr/> 93,363	<hr/> \$31,054.00		<hr/> \$27,948.92



June 7th, 1921

Mr. F. A. Seiberling,
41 East Mill Street,
Akron, Ohio.

Dear Mr. Seiberling:

I have yours of June 4th. You may count on me to do everything possible to assist you in carrying out your wishes at Miami Beach.

The main thing regarding the sale of the island is to find the right person as a prospective buyer. As you know, islands are coming up a little bit in value and I have no doubt that some day some one will be very glad to pay seventy five or even a hundred thousand dollars for your island.

Anticipating the fact that you might want to dispose of this Key, I sent out several letters about two weeks ago to yacht owners all over the United States, calling their attention to Megg's Key and Caesar's Rock, which are the two small Keys that I own, and are located just in front of the Cocolobo Cay Club. I thought I might sell either one of these Keys to some yacht owner but as soon as I could find anybody interested in islands of this kind, I had in mind calling their attention to your island.

Your island is so much better situated as a home site that it should appeal to any one with sufficient funds to develop it. The right man will surely come along some day and want it. In the meantime, before the right man pops up, depend upon it, I am doing all I can to help.

The Hanan property at Miami Beach will bring a good figure this next winter but I would strongly suggest that the house be occupied this next winter, as it looks so much better to take a prospective buyer into a house that is all opened up and ready to be occupied.

Your new neighbor on the North is Mr. Oscar Daniels of the Oscar Daniels Company, Woolworth Building, New York. He may have a good many wealthy friends who might be interested in your house and if you have no objection, I can take the matter up in an easy way with Mr. Daniels that might lead to a prospective purchase.

I would much prefer to see you keep the Miami Beach house for your own use later on, but just now I want to help you so don't hesitate to call on me.

Yours,

CGF:EM

CARL G. FISHER
INDIANAPOLIS
AND
MIAMI BEACH, FLORIDA

FH-25-C-1-29-22.

April 29, 1922.

Mr. Carl G. Fisher,
Indianapolis,
Indiana.

My dear Mr. Fisher:

Nothing of importance has happened during the week. As you remember, Floyd was instructed by you to start dismantling Soldier Key on Tuesday, provided Junkin failed to pay the \$5000.00 required. I called up Junkin Tuesday morning, and he advised that he hadn't heard from his client, and said he understood they were entitled to have all day Tuesday in order to get word back from their client, so I granted them that extension. On Wednesday morning Junkin reported that he received a telegram offering \$3,000.00. I told him that that would not be satisfactory, and that we would proceed with the work of dismantling, and I notified Floyd. Junkin wanted a day or two longer, but I thought he had had time enough, so told him we were going ahead with the work.

The wind has changed, and it looks as though we might have some rain before night. We sure need it.

In my longhand letter of the 27th I wrote you that remittances covering taxes on Fisher auto and Continental Realty Company were being taken care of. I received your wire today, requesting advice as to whether check had been mailed, and immediately wired you as per carbon copy attached.

Not having heard anything from Keidel regarding \$7,500. note of the Havana-American Steamship Company, which falls due May 1st, I wired him under date of the 27th, calling his attention to the fact that the note could only be renewed for one-half, and that the balance, \$3,750.00, would have to be paid (this note was discounted at the First National Bank of Miami). That means that Talbott, Osborn and yourself will probably each have to dig up another \$1,300.00, as I do not presume Crosby will have any more money now than he has had. I will take care of all the details, and advise you just how it works out.

Am going to have pretty tough sledding this month, to make the final payments on ^{city} City of Miami Beach taxes, all of which have to be paid by the end of ~~this~~ ^{next} week, otherwise they will be advertised. State and County taxes have to be paid before the end of the month. The last-mentioned total around \$22,000.00. I have \$7500.00 note of the Bay

Card

Fla Keys

March 27th, 1925.

Mr. Hugh W. Davis,
#1102 Bank of Commerce Bldg.,
Norfolk, Virginia.

Dear Hugh:

I enclose you herewith blue print of the Virginia Key, which is owned by Mr. Fred Rand. Mr. Rand wants to purchase the pieces which belong to the government, from the government. This is the lower section near Bear Cut, and the smaller piece of land next to Norris Cut. About one third of the government property near Norris Cut has been washed away by the sea.

Property marked "F" on the map belonged to me, but it also is mostly gone, by the sea and what remained, if any, I have given deed for to Mr. Rand. Mr. Rand wants to make some splendid improvements - fill, etc., which will be forwarded to you on a separate map. In the meantime, however, Mr. Rand wants to purchase the government property, which is practically all swamp. This fill when completed will aid greatly in getting rid of mosquitos in our neighborhood. I think you had better come here and have a talk with Brown of the Rands interests in this matter. There is a total fee of \$ which no doubt will take care of you and Mr. Britton for your interest. I do not anticipate that you will have a great deal of trouble in getting the Rand difficulties straightened out, so that they can proceed immediately with their fill.

Very truly yours,

CGF:K.

December 27, 1938.

CONFIDENTIAL.

Mr. Don Miller,
Sears, Roebuck & Company,
Miami, Florida.

My dear Mr. Miller:-

I am going to write you a letter, which I really don't want to write but you are good friend of Dan's and you have a good idea for the general development of fishing interests, and I want to help you as much as I can to promote and finish your idea.

In the first place, I must tell you that the property you have selected is not fitted for the job. Fifty thousand dollars won't even start to make it possible.

This particular property is subject to overflow in any kind of a South-eastern blow of any magnitude. You can still find the effects on the trees of the high water marks from the last hurricane.

Unless you fill at least 500 acres around you, you are going to continually breed mosquitoes on your property in very large quantities. No matter if you are right on the Ocean front, there will be times when the mosquitoes will be almost intolerable from the swamps to the South of you, and South-west-erly.

You have a water supply to contend with, and unless you spend a great deal of money in bulkheading, and even if you do spend \$100,000.00 in bulk-heading and on the grounds, you are still no place at all with what you have in mind.

There is property just a few miles from you where you don't have to do any bulkheading or filling, or build any roads, and where you can get enough property to protect you, so that you can clear it up and get rid of the mosquitoes and then have your club house and your cabanas on clean, well filled grounds, and with a better outlet to the Ocean as well as to the inside Bay.

This property can be picked up for less than you will spend in finishing up with the road. The approach is lovely and the surroundings are not dismal.

I am going to give you some advice. Whether you wish to take it or not is, of course, up to you; but the quicker you quit spending any more money in the development of this property you now have, the better.

I just learned the other night at the prize fight of the purchase of a mile of water-front property a short distance South of you, at a dollar a front foot. This already has a nice beach and extends through to the highway and is

Dec 27, 1938

Mr. Don Miller -- 2.

protected property. You haven't the mosquito situation at all, that you have where you are, and you would have no expense for bulkheads, roads, etc.; and you will be able to attach to the Key West water pipe line within a year.

You would have sufficient water-front lots to sell, to pay for the club property three or four times over.

I think the buyer of this property would be very glad to sell it at a reasonable profit. I don't know whether he would or not, but if he wouldn't want to sell, there is plenty of other property of this same kind to be had, all the way between Key Largo and Key West.

I don't want to see you lose your enthusiasm to go ahead with the club, but I would like to see you have the money to spend on real improvements, instead of the terrible heart-breaking job of getting rid of swamps and mosquitoes.

I will help you in any way that I can, and I hope you will take this letter in the spirit in which it is written. But I know that I wouldn't want to tackle the job you have, with the expectation of being able to develop anything for less than \$300,000.00, and even then I wouldn't expect to get any return on the money.

Yours very truly,

CGF:AVM

CARL G. FISHER.

June 8, 1939

Trustees of the Internal
Improvement Fund
Tallahassee, Florida

Gentlemen:

I am writing on behalf of Mr. Carl G. Fisher of Miami Beach who would like to purchase from you the small island known as Conch Key in Monroe County lying on the west end of Long Key Viaduct.

I understand that this Key comprises approximately three acres and Mr. Fisher has authorized me to offer you \$300. for the property or \$100. an acre.

I understand that the Overseas Road and Toll Bridge District owns a right of way over the island so any deed from you must be made, of course, subject to the right of way.

Mr. Fisher wishes the deed to be made out to P. H. Arthur, C. W. Chase, Jr. and William W. Muir, all of Dade County, Florida.

If you wish to sell the island at the above price please let me know and I shall send you the money immediately.

I believe the following deed description will be adequate:

All of the island known as Conch Key lying and being in the Northeast One-quarter (N.E. $\frac{1}{4}$) of Section Fifteen (Sec. 15) Township Sixty-five (Twp. 65) South, Range Thirty-four East (R. 34 E.) in Monroe County, Florida, together with all riparian rights and submerged lands adjacent and appurtenant thereto, excepting and reserving, however, from this conveyance all land embraced within the present right of way of the public highway traversing said premises.

Thanking you in advance for your early consideration of this offer, I am

Very truly yours,



Wm. W. Muir



F. E. BAYLESS
LAND DIVISION

THE STATE OF FLORIDA
DEPARTMENT OF AGRICULTURE
NATHAN MAYO, Commissioner
TALLAHASSEE



June 10, 1939.

Mr. Wm. W. Muir
Attorney-at-Law
605 Lincoln Road Building
Miami Beach, Florida

Dear Mr. Muir:

Replying to yours of June 8th, relative to "Conch Key", I regret to advise that the Board has just recently declined an offer of \$1500.00 for said property. If your client would be interested in an offer along that line, we shall be pleased to submit same to the Board for consideration.

Yours very truly,

FEB:p


Commissioner.

WILLIAM W. MUIR
ATTORNEY AT LAW
805 LINCOLN ROAD BUILDING
MIAMI BEACH, FLORIDA

June 12, 1939

Mr. Carl G. Fisher
927 West 41st Street
Miami Beach, Florida

Dear Mr. Fisher:

Herewith is a letter relative to Conch Key from Nathan Mayo, Commissioner, representing the Trustees of the Internal Improvement Fund.

Mr. Mayo advises that the Board has just recently declined an offer of \$1500.00 for the property.

I am also enclosing a copy of my letter to the Trustees of June 8th.

Yours very truly,



encls
A/M

June 17, 1939.

Nathan Mayo, Commissioner,
Department of Agriculture,
State of Florida,
Tallahassee, Florida.

My dear Commissioner:-

Mr. Muir has handed me your letter of June 10th regarding the purchase of "Conch Key".

I am glad you have someone to purchase it for \$1500.00 and I am only hoping it will be for a fishing club that will be used generally for the promotion of fishing clubs along the Keys.

I asked Mr. Muir to explain to you that I only wanted the Key, to be able to select some sportsmen who would build a fishing club on the Key, and my idea was to see that a nice small club would be built, adding to the general improvements along the highway.

I have several men in mind with whom, I think, I could easily promote this idea, and I was willing to risk \$300.00 that I could do so, but I am not in a position myself to build another club.

I wanted you to understand that I didn't want to purchase "Conch Key" for any speculation or for any improvement other than as I have outlined herein.

That Key would make a lovely little spot for a club, and if promoted along the proper lines, it would be a great addition to the general movement.

My very best regards.

Yours very truly,

CGF:AVH

CARL G. FISHER.