

August 22, 1923.

Mr. J.R. Deane.,
Hotel Leanington,
Miami, Florida.

Dear Mr. Deane:

After our various trips into the Everglades, and referring more especially to the lands in the Cape Sable district, which we visited, upon which there has been growing for many years successful small acreages of sugar cane, I am fully convinced that if you require approximately 30,000 acres of land in the Cape Sable district, same to be blocked up in such a manner as to form an independent drainage district, that you should form same into a special drainage district under the laws of Florida, which, as Mr. Paul C. Taylor of the firm of Semple & Taylor of Miami, have advised can be accomplished in about ninety days time, that this land can be successfully drained, as was set out to us ~~back~~ by Mr. A.R. Livingstone, Civil Engineer, of Homestead, Florida, who has in person been over these lands many times; and I am further convinced that these lands when drained will make a successful sugar plantation. The lands can be utilized immediately after drainage for crops of tomatoes, potatoes, egg plant, beans and other early winter vegetables, and can then be seeded to sugar cane, thus earning a profit from the very moment that they are made fit for the plow.

I would suggest that your first step would be to secure the services of Mr. A.R. McLean, who, until about a year ago, was Agricultural and Consulting Sugar Engineer for the American Sugar Refining Company, with the idea of having him, together with Mr. A.R. Livingstone, the Engineer at Homestead, and the writer, personally go over these lands and make a separate ~~and~~ well as a composite report to you on the following subjects: Drainage, probable cost of same, their utilization for sugar cane as a main staple crop and early winter vegetables as a primary crop, estimating cost, and such other reliable information and data as could naturally be secured by such investigations.

After my twenty-seven years residence in this section, my connection with the growing, shipping and marketing of early winter fruit and vegetables, and my recent examination covering the past several years on the practicability of establishing a large sugar plantation in the Everglades, I firmly believe that you could find no better location for your development.

I would be willing to organize an improvement and cropping corporation, and head same; to take up the developing of these lands along the lines discussed by us - which is substantially as follows: I would organize the Royal Palm Sugar Cane & Planting Company and as fast as these lands are drained put them under cultivation along the lines of the enclosed copy of agreement, which I do not think would have to be substantially changed.

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Mr. Deane

I believe that in proceeding along the abovelines that you should have no trouble in selling this land at \$75.00 per acre in its present condition, as past experience has taught me that such land as this when brought under cultivation will be worth several times your sale price. There is no question in my mind but that when these lands are brought under cultivation and seeded to sugar cane, ~~thxk~~ they will earn \$100 per acre net to the owner, and I know of no staple crop that will earn as much per acre per year net that can be succesfully grown in Florida, or elsewhere.

I trust that all your plans which you have thought out and which you have given such careful study and investigation will work out succesfully, and I assure you of my complete co-operation, and wishing you all success and with kindest personal regards, I am,

Very cordially yours,

JFJ:H