



# MODEL LAND COMPANY

## FLAGLER SYSTEM

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ST. AUGUSTINE, FLA.

1-24-23.

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SUBJECT: Proposed Drainage District South of Florida City.

Messrs. Pepper & Potter,  
Miami, Florida.

Gentlemen:

I have yours of January 19th, with copy of petition to the Dade County Commissioners for the establishment of a drainage district south and east of Florida City, containing 78,080 acres, being 122 Sections, of which the Model Land Co. owns 38,139 acres, not quite 50% of the whole acreage.

I have been over this tract of land some years ago very carefully with Mr. F. S. Morse, with a view of some steps for development thereof, and while there is no doubt that it possibly can be drained, the greater part is so cut with pot holes, small waterways, and so close to tide level, that the only way in my opinion it could be drained would be to ridge it up at an elevation sufficient to make cultivation safe above tide overflow, otherwise, the whole floor of the drainage area would have to be filled in with concrete in order to prevent saltwater from coming through the pot holes, waterways and openings that are practically contiguous in the southeastern part of this territory.

As I see that the bonds for the road connecting with the road on Key Largo have already been voted and provided for, I am of the opinion that the effort to drain this piece of land as an entirety is an unnecessary expenditure at the present time and that the cost would be prohibitory, and for the reasons given the expense of protecting the lands from overflow would be far more than we could possibly expect them to bring when drained or raised to a safe depth above tidal overflow. Our company has always been willing to bear its hand and do its fair share towards development in Dade County and elsewhere, but we think this expenditure does not promise a fair return for the investment, and it is too risky to warrant it as an undertaking.

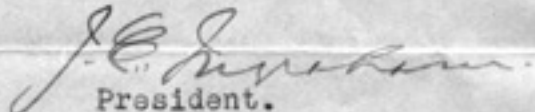
On carefully reviewing this situation I am of the opinion that we would not be justified in joining this drainage district and putting our lands into it, and so far as we can we will not be forced into it. The only possible thing that I can see for the future of this land is to ridge it up lightly and plant it in coconuts, and that may be a remote possibility. We will, therefore,

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decline to consider the adoption of the petition and if necessary will take legal steps to prevent being forced into the district.

It might be desirable for you to take up this situation with Messrs. Thompson & Jacksonson and show them our position in the matter and perhaps they would cooperate. I am pretty certain that they would be unwilling to take so much risk and underwrite so heavy an expense for so little prospective gain.

Yours truly,

  
President.

JEI-s.