

✓  
1337

December 20, 1923.

Subject, - Proposed Drainage District  
South of Florida City.

Mr. J. E. Ingraham, Prest.  
Model Land Company,  
St. Augustine, Florida.

Dear Sir, -

Following our report of December 10th on the above out-  
lined subject, we are enclosing herewith a map for your  
ready reference and beg to report further on the matter  
as follows, -

On last Monday morning, the 17th. instant, your Mr. Mc Lendon,  
our Messrs Pepper and Coffrin and Mr. A. R. Livingston and  
Mr. Hunter, representing the Drainage Committee of the  
Homestead Chamber of Commerce, made an inspection on foot  
of the lands in the proposed drainage district by an approximate  
route as indicated on the map with a yellow line and we also  
went to Jew Fish by Train 85 on Tuesday morning where we were  
met by a boat and spent the day inspecting the Coast Line  
North to Florida City Canal.

The purpose of this inspection trip was to ascertain whether  
or not the Model Land Company had within the bounds of the  
proposed drainage district sufficient lands of a quality that,  
providing it was found could be reclaimed by drainage, would  
justify the expense and cost for such drainage and now beg to  
give you, as our opinion, that the Model Land Company does  
own a sufficient body of land composed of soil of such a qual-  
ity and depth that would make first class farming lands providing  
it could be drained, but this is as far as we can go with an  
opinion because we do not believe any one is able to, truthfully,  
say whether or not this property or any particular part of it  
can be reclaimed without having before them specific engineering  
data showing levels and we would strongly recommend that even  
though your Company is not favorable towards a drainage district,  
at this time, that it would be a good investment to obtain this  
engineering data.

✓  
1337

December 20, 1923.

Mr. J. E. Ingraham, Page # 2:

This is not the first time that agitation has arisen for a drainage district in this section and the same question, no doubt, will continue to come up, periodically, in the future, and because nobody in the past has known whether or not the property could be drained or whether or not the lands were of such quality as would be worth drainage, we have never been in a position to come to a definite conclusion in the matter.

✓ And further, even though <sup>gh</sup> the Model Land Company and other land owners should turn down the drainage scheme at this time, if we should sell off a block of this property in the future, about the first ~~move~~ the purchaser would make would be to form a drainage district for the purpose of improving his land and unless we have the engineering data referred to we would be in the same position we are now, - of not knowing whether or not drainage is possible.

The territory outlined in orange color on the map is the present proposed drainage district and Mr. William J. Krome has estimated it would cost about \$ 2,500.00 to take levels, at least every mile, on that part of the territory lying South of Tatum's property. As above stated we believe, as land owners, you should have this information so that you will know, more definitely, what you have in quality and we would also go further in our recommendation and suggest that at the same time the levels are taken it would be a good investment to have the section corners established and marked.

At the present time there is a difference of opinion as to just what territory such a district should include and we believe we would want to recommend a change from the boundaries as shown on the plat attached but we are not in a position to make a definite recommendation without engineering data.

Certainly we would not recommend the formation of such a district without first knowing whether or not the land could be drained.

1337 ✓

December 20th, 1923.

Mr. J. E. Ingraham, Page # 3:

We have marked on the plat with the letter "M" those sections in which the Model Land Company owns land and with the letter "S" lands owned by the State and with the letter "B" the Boston and Florida Atlantic Coast Land Company lands and "T & J" the lands owned by Thompson and Jackson.

Your Mr. Mc Lendon will make a more definite and complete report with reference to soil quality from a standpoint of agricultural value and we would be pleased to have a copy in our files to help enlighten us on the subject.

The map enclosed shows the location of the proposed Dade County road leading from Florida City to a point on Cards Sound, where it will connect up with the proposed Monroe County road on Key Largo, as shown. The Dade County Road Commissioner in this District advises us that he now has available \$ 50,000.00 of the \$ 100,000.00 bond issue to commence construction of Dade County's portion of this and that the other \$ 50,000.00 will be available by the time he is ready for it and as you have already been advised, The Drainage Committee of the Homestead Chamber of Commerce, had in mind when first proposing this district that it should join with the County Commissioners in building this new road by using a large dredge to make a large canal and thus get more material for a better road and a larger and deeper canal for drainage purposes at a lesser cost for each project but we cannot recommend that even this canal be dug without first knowing, from a survey, whether or not it will reclaim any land and how much.

As above stated, we do not believe it is worth/ while at this time, to discuss the advantages or dis-advantages of a drainage district and what territory it should cover, if organized, until we can get the engineering data.

Yours very truly,

PEPPER & POTTER,

By

PJP/D..

✓  
1337

December 20, 1923.

Mr. J. E. Ingraham, Page # 4:

P. S. The map enclosed is the only one we have at this time and when it has served your purpose for a reply, we would thank you to return it, at which time we will have some additional copies and can transfer the information from copy and return it for your office file.

Yours very truly,

PEPPER & POTTER.

FJP/D.