THE BROWARD RICE PLANTATION:

Dream or Simply Speculation?

by JOE KNETSCH

Considerable national attention focused on south Florida during the decade from 1907 to the coming of the First World War. Governor Napoleon B. Broward's Everglades drainage plans and Henry Flagler's Florida East Coast Railway, which served the area's growing population and extended over the sea on its way to Key West, were two major reasons for this scrutiny. Florida's ambitious attempt to make farm land out of swamp captured the imaginations of thousands of people, while Flagler's railroad provided the curious with the opportunity to see the promising new land for themselves. Together, these engineering marvels made news everywhere newspaper could be covered with ink.

Throughout the decade, people flocked from throughout the United States and from around the globe to try their hands at Everglades farming. In 1910, Dade County, which then included today's Broward County, numbered 11,933 residents on the census rolls. Ten years later, the same area's population totaled 47,888, of whom 5,135 lived in newly-created Broward County. This rapid growth attracted all types of newcomers to Florida's lower east coast — honest farmers, enterprising businessmen, thousands of hard-working laborers and tradesmen, and a few questionable characters as well. Among the businessmen and professionals of the area who turned their efforts to agricultural ventures, two men became interested in an attempt to grow rice, a crop not often associated with south Florida.

Rice had been grown in other sections of Florida since colonial days. During the first and second Spanish periods, rice fields were fairly common along the Atlantic coast from south Georgia through the St. John's River settlements and around St. Augustine. The British also grew rice during their brief administration of the colony, and early American settlers also engaged in some rice cultivation. From the evidence available, Florida rice was not heavily exported at any period, but was grown primarily for local consumption. It is worth noting that a number of surveyors, exploring Florida's vast wetlands in the 1830s, 1840s and 1850s, often remarked on the suitability of these flooded lands for rice culture.

The Everglades, the famed "River of Grass," seemed ideal for growing rice on a large scale. Yet, once reclamation efforts began, few ventured to try this new crop, concentrating instead on sugar cane, citrus fruits, and truck crops. To two adventurous men, the timing for a rice experiment seemed right. Thus, on January 4, 1909, Adam

Drawing by Mary Jane Murfey.
A Boggs and A B. Sanders, both of Miami, entered into a two-year contract with Florida's Board of Trustees of the Internal Improvement Fund (hereafter simply referred to as the Trustees) for a yearly rental with an option to buy of nearly 10,000 acres of land in what would later become Broward County for only twenty-five dollars.

In return for this generous deal, Boggs and Sanders agreed to "carry on experiments for the space of two years in the culture of rice on the lands herein described, and to plant and cultivate upon said lands within the said time not less than one hundred acres of rice, and to construct such ditches, dikes and levees as may be necessary to test the culture of rice by flowage, and to use their skill, experience and capital in endeavoring to devise and introduce machinery suitable for the culture of rice upon said lands..." The Miomans had to begin the cultivation within one month of signing the contract, and were required to report on their progress at any time the trustees requested. To grow the rice according to the terms of the contract, they had to use the natural flowage of the water in a manner that would not obstruct the on-going drainage and reclamation of the Everglades.

Part of the lands they were to receive under the lease was located in tiers forty-one, forty-three, and forty-five of the Newman Survey, which had been completed by John W. Newman, chief engineer for the drainage project, three months earlier. Under the purchase option accompanying the lease agreement, the Trustees offered to sell these lands, amounting to approximately 100 acres and extending south from the North New River Canal, for $15.00 per acre. The Trustees also granted Boggs and Sanders the privilege of purchasing over fifteen additional sections of land in Townships 49 and 50 South, Range 41 East, "lying North of the North [New River] Canal now under construction by the said first parties [the Trustees] from the head of New River in a Northwesterly direction into the Everglades of Florida." The purchase price for this vast amount of land was $3.00 an acre, payable in cash. A. A. Boggs acted as the attorney of record for the contract.

Boggs was no stranger to Dade County legal or real estate affairs. He was the law partner of State Senator Fred M. Hudson, and had represented Mary Brickell in a successful lawsuit with the state over the ownership of land abutting New River in downtown Fort Lauderdale. He was also vice-president of the Miami Bank and Trust

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**DADE CO. FLA.**

1908

John W. Newman.

Section of the 1908 Newman survey map showing the 100-acre tract upon which Boggs and Sanders proposed to establish their rice plantation. The North New River Canal is represented by the four parallel lines running diagonally through the center of the map. (Map courtesy of Florida Department of Natural Resources.)

Endnotes:

Everglades land sales, intended to help finance state drainage efforts and attract settlers who would themselves work toward reclaiming the land, opened south Florida to a myriad of agricultural experiments and real estate ventures. One of the most unique was a rice plantation proposed and promoted by two prominent, but now virtually forgotten Miamians, A.A. Boggs and A.B. Sanders.

This article traces the complicated series of transactions surrounding the property, and addresses the question of whether Boggs’ and Sanders’ plans to grow rice commercially were genuine or only a pretext to obtain land at a low price and on good terms. In addition it provides a look at the sometimes cumbersome proceedings of the Trustees of the Internal Improvement Fund and describes the lasting impact that Boggs’ and Sanders’ Everglades Plantation Company has had on the map of Broward County.

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Company and the Miami Engineering and Construction Company, Sanders' firm. Like many attorneys of that time, he appears to have specialized in Florida's land laws and to have taken the opportunities open to him to invest frequently in ventures that would improve the value of lands in which he had an interest. Thus, Boggs often appears in the Trustees' minutes representing firms involved in the construction of canals, especially in what is today Broward County. His interest in real estate also led him to involvement in a number of civic projects, especially working with T. V. Moore, "toward the relief of Dade County's transportation problems." A. B. Sanders, Boggs' partner in the rice culture experiment, was also involved in several real estate and land reclamation ventures in south Florida. A partner in the Sanders and Savage Engineering firm, Sanders was an engineer by trade and an investor by choice and managed to combine his two interests neatly and profitably. F. W. DeCroix's ca.1911 Historical, Industrial and Commercial Data of Miami and Fort Lauderdale, Dade County, Florida, for instance, lists Sanders as a purchaser of grove land in the Redlands area of southern Dade. Sanders also appears in the Trustees minutes in 1911 as the "Representative of the Miami Engineering and Construction Company," and was later listed as the company's president. In 1913, he won a contract to dredge out a portion of the mouth of the Miami River.

By September 2, 1909, Boggs and Sanders had agreed with the Trustees to purchase much of the land north of the canal. Their plans for this acreage were typical of contemporary attempts to establish settlements in the Everglades. They proposed to construct and excavate a canal twenty-five feet wide and not less than six feet deep "entirely around" this large tract of land. Other small canals were then to be dug through the property to help drain and clear the land, which would then be marked off "in small lots in such a manner as to induce settlement and colonization of such land by actual settlers at the earliest possible date."

This work was scheduled to be completed in eighteen months from the date of the sales contract.

In return for allowing Boggs and Sanders to buy piecemeal "any tract or tracts . . . not less than 40 acres or multiple thereof" within the huge parcel, rather than the entire parcel as originally stipulated, the Trustees adjusted the price of this land upward to $15.00 per acre for land on or within a quarter mile of the canal and $8.00 for land within one quarter of a mile and one and one quarter of a mile. If land beyond this distance was sold, it would cost the partners only $6.00 per acre. The difference between these values and the original $3.00 per acre price would be credited to Boggs and Sanders toward the purchase of the entire tract.

Complications arose when it was discovered that the property leased to Boggs and Sanders had actually been in the hands of Richard J. Bolles, a Colorado entrepreneur who had purchased 500,000 acres of Everglades lands from the state the previous year. Boggs wrote to the Trustees on December 2, requesting that they negotiate with Bolles and correct their mistake. Without an arrangement being concluded between the Trustees and Bolles' attorney, former Governor William S. Jennings, the partners did not feel that they could complete their contract. Boggs also informed the Trustees, "We have already spent nearly a thousand dollars on this land, a large part of which was for permanent improvements in the way of clearing brush, ditching and erection of a house, and we do not want to lose this nor be delayed any longer than is absolutely necessary in getting to work again." The partners had to be sure that the work they had completed was to their benefit, and not to that of Bolles.

Boggs also told the Trustees that the rice experiment was progressing and the partners were "highly satisfied and pleased with the results of our experiments so far." They had planted fifteen acres of rice by this time, but, despite Boggs' optimistic description, they faced other problems besides Bolles' claim. Even through rice grows well in flooded fields, flooding must be carefully regulated and fields drained for planting. In addition to the standard difficulty encountered by Everglades farmers in bringing the land under plow because it remained "wet and boggy" in low areas despite intensive drainage efforts, Boggs and Sanders faced the "depredations of the birds, which ate very large proportions of the seed." Furthermore, the October gale blew the heads off much of the rice which had headed, and the rains accompanying the storm caused an overflow that flooded out most of the younger plants. Yet, in spite of all these unfavorable developments, Boggs wrote, Sanders and he felt that they had demonstrated rice culture possibilities in the Everglades muck. For the elucidation of the Trustees, he also noted that Honduran rice produced better results than the Japanese variety. In one case, he wrote, a single plant produced fifteen stalks averaging very nearly two hundred grains to the stalk. With such results, even in the face of many problems, Boggs argued, Sanders and he had to continue their work.

By March 24, 1910, it had become obvious to Boggs and Sanders that their rice plantation would take more than two years to establish fully. Therefore, they requested a modification to the contract which would allow them to grow rice on only forty acres and plant the remainder in sugar cane and other crops until the land could be more properly prepared. They also asked for a one-year extension of the lease, plus the deed to more of the land north of the canal upon payment of the original price of $3 per acre. The Trustees agreed to this dual request, but stipulated that the partners would have to secure a "good and sufficient bond" for

![The Buckeye Traction Ditcher (courtesy of Fort Lauderdale Historical Society).](image)
$5,000 to guarantee completion of the original contract. Toward the end of April, the pair again approached the Trustees, seeking to exercise their option on land in Section 17, Township 50 South, Range 41 East. This land was situated on the canal and was very desirable. The Trustees once more agreed to a sale, but this time at $20.00 per acre. Using this occasion to their best advantage, Boggs and Sanders also requested that a deed be executed on the additional land offered at the original $3.00 per acre price, agreeing, at the same time, to deposit their $5,000 bond in the First National Bank of Miami. What was new in this transaction was the legal binding of Boggs’ law partner, Senator F. M. Hudson, to the proceedings.

While Boggs handled the legal work for the Everglades Plantation Company, as the rice and real estate venture was now called, Sanders, in his capacity as an engineer, took charge of actual reclamation efforts, which included digging sixty miles of ditches through the property. In September, Sanders traveled to Louisiana, where he inspected and purchased a Buckeye Traction Ditcher, an eighteen-ton machine with a twenty-eight horsepower gasoline engine, capable of operating in up to three feet of muck covered by one foot of water. When the ditcher arrived in south Florida, Sanders arranged a two-day public demonstration and testing session on the Everglades Plantation Company property. Apparently the demonstration was an overwhelming success. Subsequent articles in the Weekly Miami Metropolis and Jacksonville’s Florida Times-Union heralded the Buckeye ditcher as the machine which would “Solve [the] problem of lateral canals,” and marveled at the claim that it could cut one mile of four and a half foot wide by four and a half foot deep canal or pulverize twenty acres of soil in a single day. Sanders announced to the press that he had ordered two additional Buckeye ditchers and “expects to have this land drained by means of these ditches in time for planting this winter.”

Although the Buckeye ditcher eventually gained wide use in the Everglades mucklands, and proved a lucrative venture for A. B. Sanders, who became its sole distributor in Florida, the summer rains brought more difficulties to the rice plantation. Complaining to the Trustees, Sanders wrote that many problems were being caused by the dam on the North New River Canal. The dam, he argued, was too high and caused the water in the channel to overflow and seep through the banks thus rendering the land “unfit for cultivation.” The Trustees agreed to send their chief engineer, J. O. Wright, to investigate the situation and report his findings.

Wright reported his conclusions to the Trustees on November 15, 1910: During the first half of the month [October] there were severe rainstorms in the southern part of the State. These coming just at the close of the rainy season, when Lake Okeechobee was full of water, flooded the Everglades, covering their surface from one to three feet deep. This great quantity of flood water, flowing over the surface of the Glades into the canals, carried with it a large amount of deposit, much of which, because of the dams at Fort Lauderdale and Miami, has been left in the canals. The engineer in charge reports that in many places along the North New River, the South New River and Miami canals that the water was over the waste pile thrown out by the ditches. Such a flood necessarily overflows the lands adjacent to these canals and this condition cannot be prevented until the main outlets are completed and Lake Okeechobee lowered three to five feet.

Obviously, Boggs and Sanders felt that the flooding problem called for a more rapid solution than that stated by Engineer Wright. Accordingly, Boggs appeared at the December 5th meeting of the Trustees to outline a plan to solve part of the flooding problem. On behalf of the Everglades Plantation Company, Boggs applied for permission to bring a dredge nineteen feet wide and a dipper with one and a half cubic yards capacity up the North New River Canal to the property for the purpose of cutting lateral canals “with the view to placing said land in a condition for cultivation.” The company’s problem was in getting their dredge around a temporary dam placed in the North New River Canal by the Trustees to allow sufficient water to float their own dredges. The Trustees approved Boggs’ plan, as long as the company allowed the Trustees’ engineer to supervise the operation of circumventing the dam.

Boggs also reemphasized to the Trustees that the company had had the land ready for planting before the October storm, and had even secured the rice, since a December planting had been advised by the United States Department of Agriculture. But the storm had left the land covered with water, as Engineer Wright had reported, and it remained under water even as Boggs spoke. The Trustees, “recognizing the

One of A.A. Boggs’ many letters to the Trustees of the Internal Improvement Fund regarding the rice plantation (courtesy of Florida Department of Natural Resources).
impossibility of Messrs. Boggs and Sanders planting the rice under the circumstances," allowed them another extension of time to "as early a date in 1911" as possible. On January 4, 1911, Boggs and Sanders purchased the land in the Newman Survey from the Trustees for $15.00 per acre. Exercising this option allowed them to complete the basic purchases for the land of the Everglades Plantation Company. But the rice remained a question since the company had never planted 100 acres as called for in the original contract. On March 13, 1911, Boggs wrote the Trustees asking to be released from the provision requiring the rice experiment. His reasoning was a matter of some concern to the Trustees when he stated that the contract could not be met because the breaks in the canal bank, which the firm of Furst-Clark, who held the state contract for the canal's construction, were supposed to have closed, had in fact been left open. As a result, the Everglades Plantation Company lands remained under water and unavailable for further cultivation for some time to come.

Despite this complication, the request to remove the rice cultivation requirement drew a blunt response from Governor Albert W. Gilchrist. He directed the Secretary of the Trustees, J. C. Luning, to write Boggs "That when the land was deeded to them it was expressly understood that this 100 acres of rice would be planted as a demonstration matter this year, and that they expected them to comply with their agreement and plant 100 acres in rice during this year." Boggs' dispute with Furst-Clark, Gilchrist emphasized, was not a Trustees' matter and should be settled by the parties concerned.

The squabble over the rice and the flooded land did not prevent A. B. Sanders from winning a contract for the Miami Engineering and Construction Company to dig three canals for the Trustees. The engineering company won the contract by being the lowest bidder among a number of firms, although none of the original bids were accepted, all being deemed too high. The Trustees simply took the lowest bidder, entered negotiations, and came to an agreement. Payment was made on the basis of ten cents per cubic yard of earth and twenty-five cents per cubic yard of rock excavated. However, to prevent problems such as those faced by the Everglades Plantation Company, the Trustees did stipulate that no openings would be made in the canal banks without the approval of the chief drainage engineer.

On November 21, 1911, Sanders wrote the Trustees on behalf of Mrs. Anna Hirsch, who had purchased fifty acres from the Everglades Plantation Company. Mrs. Hirsch had apparently come to Fort Lauderdale with her family, furniture, stock, and seed potatoes. Upon arrival, she visited her "desired" land and found it under two feet of water. Sanders reiterated that the land could not be drained because of the breeches in the levees caused by the October 1910 flooding and not repaired by Furst-Clark. He therefore requested the Trustees to allow Mrs. Hirsch to select some state land in the same quantity in lieu of the land sold to her by the Everglades Plantation Company. The Trustees would not admit any responsibility for the flooding, nor would they concede that they had ever sold Sanders drained land. Nevertheless, they agreed to lease fifty acres of land to Mrs. Hirsch for one year at the price of $3.00 per acre.

Mrs. Hirsch's tale sounds similar to one told by M. A. Hornt in his book Gold Coast Pioneer. For readers unfamiliar with Hornt's story, it was a simple matter of his being sent to Fort Lauderdale to look at land he had purchased through one George Williams, a salesman for the Everglades Plantation Company. The price Hornt paid for the ten-acre tract was $50.00 per acre on terms $1.00 per acre down and $1.00 per acre per month until totally paid off. He purchased his land in conjunction with a group of streetcar conductors and motormen of whom he was one. Arriving from Salt Lake City on June 16, 1910, he rested from his six-day journey. On the next day he discovered, to his dismay, that the town was very small — with only two stores, those owned by Frank Stranahan and H. G. Wheeler, and one post office. The Everglades Plantation Company had its Fort Lauderdale offices in the New River Hotel, which was owned and operated by the P. N. Bryan family. To his total consternation, Hornt found that his land was covered with water with no means of transportation to it by either road or water. Upon direction from his colleagues in Salt Lake City, he leased some land and attempted to raise a crop of tomatoes. As Hornt wrote, "This decision proved to be a terrible mistake."
Luckily for Hortt, Mr. Fowler, the agent for the Everglades Plantation Company in Fort Lauderdale, made a special effort to satisfy the newcomer's needs. Hortt's account of his dealings with the company is unique and makes fascinating reading. After Fowler was called to Kansas City, apparently in connection with business for another Everglades land company, Hortt briefly became the Everglades Plantation Company's agent in Fort Lauderdale. Shortly thereafter, he opened his own real estate office, and remained in the business until his retirement in the 1950s.22

With land sales frustrated by flooding, the company's problems continued when the Trustees ordered the Furst-Clark Company to add to its estimated dredging costs the cost of having to redredge the North New River Canal where a washout had been caused by one operation of the Everglades Plantation Company. The estimated cost for this work totaled $9,097.50. The Trustees then ordered their counsel, W. H. Ellis, to proceed to collect this bill from the Everglades Plantation Company so the Trustees could pay Furst-Clark.23

Thus, the attempt by the land company to cut into the canal to facilitate draining its land caused more immediate problems than it solved. The land still did not drain well, and the washout aroused the Trustees into action against the company. On January 10, 1913, the Trustees ordered counsel Ellis to take immediate action to collect the charge.24

The washout on the North New River Canal appears to have worsened during the early days of 1913. At the February 17 meeting of the Trustees, the Furst-Clark estimate rose to nearly $18,000 in damages. J. Stuart Lewis, Secretary to the Trustees, wrote to the Miami Engineering and Construction Company, Sanders' firm which had constructed the drainage canals for the Everglades Plantation Company, reminding them of a February 1912 letter which held them responsible for any damages resulting from their work on the north bank of the canal. Lewis stated flatly, "The Trustees think that you alone are responsible for the damages resulting from your operations on the canal at that point and insist upon an early adjustment of the same."25 The Trustees, as a means of forcing the issue, soon ordered the withholding of the amount due from the company's next estimate of work it performed for the Trustees. Upon reconsideration, they did not withhold the entire amount, but held back $5,000 to be sure that the company would make "immediate arrangements for the speedy adjustment of the Trustees' claim."26

Boggs, who was Sanders' partner in the engineering company as well as the land company, made a hurried trip to Tallahassee and, on February 24, 1913, appeared before the Trustees to protest the $5,000 withholding. After a noon-time recess, the Trustees agreed with Boggs and ordered the release of the funds. However, they also stipulated that this action "in no wise prejudice the Trustees' claim against said company."27 Even with this decision, which amounted to an extension of the payment time, the adjustment was not made quickly enough to suit the Trustees, and in less than six months they again tried to force the company's hand. On August 5, they withheld the retainage fee from the company for its work on the Snake Creek Canal "pending settlement by the company with the Trustees for the damages to the North New River Canal."28

By September 26, Ben Johnson, who had his own contracting firm and also had A. A. Boggs listed as his partner, applied to the Trustees to have the difference owed to him for his work on the Snake Creek Canal, over and above the retainage fee of the Miami Engineering and Construction Company being withheld by the Trustees, paid to him. This sum amounted to $4,300. Johnson then asked the Trustees to transfer the collateral held by the Trustees as security on the bond of the Miami Engineering and Construction Company to his contract for the excavation of the Cypress Creek Canal. The Trustees agreed, and Johnson began work soon thereafter.29

To reduce this confusing series of transactions, and the tangled paths of their principal personalities to a simple outline, it must be remembered that Boggs and Sanders had established the Everglades Plantation Company to develop the land they had obtained from the Trustees in what is today Broward County. This company then hired the Miami Engineering and Construction Company to dredge the canals necessary to drain the land. Boggs was Sanders' partner in the engineering and construction firm as well. Because this second firm was doing considerable dredging work for the Trustees and others, it could not handle the total contract for the Snake Creek Canal and subcontracted that job and others to Ben Johnson's company, in which Boggs was also a partner. The drainage business obviously brought in some handsome profits, and it is not coincidental that the Hudson-Boggs law firm handled all these accounts.

At the October 31, 1913, meeting of the Trustees, Boggs proposed a compromise designed to settle the increasingly complex dispute between the Trustees and the Miami Engineering and Construction company. He offered to take the case to a referee and have it stated that the Everglades Plantation Company was responsible for the damage debt, as it had hired the Miami Engineering and Construction Company to do the dredging. In turn, he requested the Trustees to waive the question of liability against the engineering company.30 On December 10, 1914, the parties met in Duval County and argued their cases before the referee, E. J. L'Engle. In a simplified form, the arguments ran in the following fashion: the damage caused to the North New River Canal was estimated

Longtime Fort Lauderdale realtor M. A. Hortt as he appeared in later life, c. 1953 (courtesy of Fort Lauderdale Historical Society).
This 1948 water control district map labels the Everglades Plantation Company subdivision, and, in section 2, the new Plantation subdivision, which would develop into the City of Plantation.
Snake Creek Canal, excavated by A. B. Sanders' and Ben Johnson's companies, in 1915 became part of the boundary between Dade and newly-created Broward counties.

this time at $9,075. The money owed to the Miami Engineering and Construction Company for work done on the Snake Creek and Cypress Creek canals amounted to "about" $9,000. The engineering company assigned its accounts to W. J. Matheson, who, with Boggs as his counsel, entered the suit. Hence the case was listed as W. J. Matheson vs. Park Trammell et al., Trustees of the Internal Improvement Fund. Referee L'Engle decided that the Trustees owned the engineering company $9,075, the exact amount the Trustees had claimed was owed them, but assessed the damage charge against the Everglades Plantation Company at only $8,000, leaving the Trustees owing the $1,075 difference.31

By the time of this final legal victory, other events had also turned in favor of Boggs and Sanders. The election of 1912 had brought new members to the Board of Trustees, including the new Governor, Park Trammell. For reasons which have not been documented, the newly constituted Board of Trustees did not insist that the Everglades Plantation Company continue the rice growing experiment. No further mention of the subject can be located in the Trustees' Minutes or in correspondence for that period. It must be assumed, therefore, that the original condition for Boggs and Sanders' land deal was quietly forgotten by both sides, and that the Everglades Plantation Company thereafter concentrated on land sales and not rice culture.

Thus rice never became a viable crop in Broward County as did winter vegetables, citrus fruits, and cattle. In fact, rice production throughout Florida remained negligible throughout most of the twentieth century. Only in recent years have large-scale growers begun to take a second look at rice culture in the Everglades, planting rice in fields near the southern shore of Lake Okeechobee which have been flooded in an effort to slow soil depletion caused by long-term extensive sugar cane cultivation.

Unlike the rice experiment itself, however, the name of Boggs' and Sanders' undertaking has had a lasting impact on the map of Broward County. Although the property purchased by the Everglades Plantation Company north of the North New River Canal remained subject to flooding until the mid-twentieth century, drainage under the auspices of the Plantation Drainage District in the 1920s had progressed sufficiently to allow use of the land as a cattle range. Through the years, the name "Plantation" became so thoroughly associated with the region west of Fort Lauderdale and north of the North New River Canal that in the late 1940s a development of one-acre home lots on a portion of the Frederick C. Peters ranch took the name Plantation Homes. The name Plantation was a natural choice when the growing development was incorporated in 1953. Thus, though the origins of its name have been virtually forgotten, today's City of Plantation echoes one of the most unique ventures in the history of Everglades reclamation and land sales - A. A. Boggs' and A. B. Sanders' short lived plans for a south Florida rice plantation.

--- Endnotes ---

2. Minutes of the Trustees Internal Improvement Fund of the State of Florida (hereafter cited as Trustees Minutes), volume 8 (Tallahassee, 1911), 7.
3. Ibid.
4. Ibid.
5. Isidor Cohen, Historical Sketches and Sidelights of Miami, Florida (Miami, 1925), 93. Also see correspondence for December 12, 1912 and December 26, 1914 (From Trustees file box #200, Tallahassee.)
6. F. W. DeCroix, Historical, Industrial and Commercial Data of Miami and Fort Lauderdale, Dade County, Florida (Miami, 1911), 311.
8. Trustees Minutes, vol. 8, 182.
9. Ibid., 259.
10. Ibid., 260-61.
12. Ibid., 375-76.
14. Trustees Minutes, 564.
15. Ibid., 588-90.
16. Ibid., 609.
17. Ibid., 610.
19. Ibid.
20. Ibid., 189-90.
22. Ibid. Hortt claims Fowler was called to Kansas City on behalf of the Everglades Plantation Company, but this is obviously a mistake since that company’s headquarters were in Miami. The Everglades Land Company, however, was headquartered in Kansas City.
25. Ibid., 62.
26. Ibid., 69.
27. Ibid., 71-72.
28. Ibid., 227.
29. Ibid., 265.
30. Ibid., 287-88.
31. Ibid., 603.

Cover of a brochure advertising Plantation Homes, 1948.