

big enough to hold all the yachts in the United States.

At a cost of a hundred and fifty thousand dollars he pumped up an island in Biscayne Bay and erected on it a monument in honor of Henry Flagler, pioneer railroad builder who first opened up Florida. He built another island out of bay bottom and called it Star Island; on that he built a yacht club. He planned regattas and fleets of boats of every kind for fishermen and sportsmen.

He was building a play city beyond any playlover's dreams; but because it was so fantastic and unreal, so newly risen from the jungle, people did not believe and did not buy.

All this time he was in daily touch with his other business affairs and the exciting events at Speedway. So many responsibilities were his, night and day. No wonder the nervous, swearing streaks grew stormier! I often felt myself forgotten—left behind in the pressure of affairs.

Carl's properties, the heart of Miami Beach, were unwanted. On one side were the Collins-Pancoast interests. On the southerly tip the Lummus brothers had been the first to do any filling in on the Beach. Their properties, too, were going begging. The entire extravagant project appeared to be doomed. John Collins was offering magnificent ocean frontages for eight hundred dollars. It grieved Carl to see this splendid, brave old man almost giving away land he had wrested with such courage from the wilderness.

The Lummus brothers in desperation began selling real estate through "Doc" Edward E. Dammers, a land auctioneer with the sales method of a big-tent barker. From his wagon, drawn by a mule and jostling with crockery and plated silver, glib-tongued Doc held auctions where buyers of lots drew grab tickets for prizes. From the wagon tailboard Doc, perspiring with the heat, dispensed choice Miami Beach lots with, according to his ads, "novelties in leather goods and sterling silver, imported and domestic clocks, field and opera glasses, gentlemen's and ladies' solid gold watches, valuable dinner sets . . . all valuable, no trash, and given away free!"

Carl scorned to offer plated tableware and flowered wash-