

## MY FLORIDA

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**J. F. JAUDON**

*Bougainvillea*

321 N. W. FOURTH AVENUE  
MIAMI, FLORIDA

1924 ANNUAL REPORT OF J.F. JAUDON

January 22, 1924

To the Shareholders and Directors  
of the Chevelier Corporation,  
Miami, Florida.

### GREETING:

In accordance with our constitution and by-laws, I take pleasure in submitting this, my 1924, report of the things especially pertinent to the Corporation which have occurred since my 1923 report, which contained a number of recommendations, practically all of which have been complied with.

(1) The transfer of land sold to the Chatham Bend Company be perfected, deed passed, and this company incorporated, which I am pleased to report has been accomplished.

(2) That the selection of the 1000 acres of land sold for a town-site be selected and this organization function separately from the Chevelier Corporation. (This has not been fully accomplished, but I think it would be well to do this at the earliest possible date).

Be glad to report that Engineer Roberts has continued the survey of the tract under the direction of the Trustees, and that a great deal of valuable engineering has been accomplished during the year.

In May, 1923, it was my good fortune to be at Ft. Myers on the occasion of the planning of a motorcade trip which was formulated for the purpose of discrediting that portion of the Tamiami Trail through Monroe County, and the information which it was my pleasure to furnish, and prompt action on the part of our Superintendent of Construction, Erbin Cook, aided by his able first Lieutenant, Nansen Torstensen, that the original purpose of this motorcade was defeated and the real result of this famous motorcade trip was to establish, I believe, permanently, the routing of the Tamiami Trail through the property of the Chevelier Corporation in Monroe County. The circumstances attendant thereto were, no doubt, quite expensive to the Corporation, but I believe well worth all expense incurred. This motorcade also gave us the means to determine, by the air flights made by the aeroplane to relieve this erstwhile misled motorcade, considerable information as to the lay of the land naturally drained etc., which information will be, in the future, very valuable to the Chevelier Corporation, and I would suggest

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that Nansen Torstensen, who accompanied the flyer, prepare a sketch, as he saw it from the air, of our area and that same be a permanent record of our corporation.

I elected to be in Tallahassee during the 1923 session of the Florida Legislature, knowing that the creation of Collier County would no doubt be accomplished. My fear was that, by reason of the people of the state of Florida being "sold" on the Collier County idea, that that portion of Monroe County on the main land would also be made a portion of the to be created Collier County, which was really created, but by keeping the creators busy and diverted by making things hot for them to secure their separation from Lee County, any serious thought of this was lost in the shuffle, which I think would have been very fatal to us had same been accomplished.

Judge D.A. McDougal and Mr. J.H. McCord, of the Corporation, spent a portion of the time in Tallahassee with me, and we deemed it good judgment to create the Chevelier tract, in its entirety, into a Special Drainage and Improvement District, with power not given to us had same been created under the general special Drainage Act by court procedure. The Bill for the creation of this District was written by Hon. Fred. T. Myers, who was assisted greatly in this preparation by Judge. D.A. McDougal, and I thank my associates for the honor of having this District named the "Jaudon District", and I think its creation will redound greatly to the benefit, not only of the lands embraced within the district, but to the share holders, in benefits which can now be made on land owned by the Chevelier Corporation.

While in Tallahassee, we had before the State Road Department, the matter of surveying and designating by them that portion of the Tamiami Trail in Monroe County through lands owned by the Chevelier Corporation. At this moment I have up with the Board of County Commissioners of Dade County, a request that the engineers of the State Road Department, beginning at Miami, and mile by mile, indicate and designate the Tamiami Trail from Miami through the Chevelier tract to Fort Myers. I think this will be accomplished within the next month or six weeks.

The road construction work is being prosecuted by our Trustees, Judge McDougal and Mr. McCord, and under the direction and supervision of Capt. Geo. F. Cook, our Secretary,

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and is progressing as well as could have been hoped for. A part of the road has been laid in Monroe County, modern air drill and equipment has been installed at the point where Dade County left off the work on the Monroe County line, and work is now being prosecuted vigorously under the direction of Superintendent Erbin Cook.

It has been my opportunity and pleasure to give considerable publicity to the Tamiami Trail project in Monroe County through the Press. Also to co-operate with the County Commissioners of Dade County, terminating the contract with the J.B. McCrary Company, in such a manner that the County Commissioners can now consider finishing the surfacing of Dade County's portion of the Tamiami Trail, to the end that there will be provided a method of much easier transportation for men and supplies to prosecute that portion of the Tamiami Trail work undertaken by our Corporation, in Monroe County.

Feeling that an organization with its main object the completion of the Tamiami Trail, would be very helpful, I called a meeting of those interested in the Tamiami Trail and Miami and its back country, at the Court House in Miami, and a very effective organization was perfected and is accomplishing great work as an organization of representative citizens, which could not be accomplished by the writer or any other individual.

I wish to express to the Press of Miami and of the State of Florida, my sincere thanks, for publication of maps, plats, and 'photos and the giving of information throughout 1923, which I believe has been most beneficial publicity to our corporation.

The Miami Metropolis in a few days will publish a report of the recent inspection trip made by me, on which trip I was accompanied by Dr. Robert Ransen, and Mr. Leon J. Canova, together with a number of photographs, and more specifically a direct recommendation on my part, asking that the State Road Department now give aid to Dade, Monroe, Collier and Lee Counties in completing the Tamiami Trail.

Within a few days, contract has been authorized and entered into by and between the County Commissioners of Monroe County and our corporation; said contract being approved by our Trustees, which financially aids us \$1000.00 per mile for the Tamiami Trail, which we will construct through Monroe

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County. I feel quite sure that we can receive additional aid from Monroe County; same is advisedly conditioned, of course, on the circumstances of their raising the tax valuation, occasioned by expenditures made by our corporation, and the appropriation made by them.

Personally, I have handled a number of offers and deals for cypress timber. Most conspicuous was the offer made by O.K. Cole, Florida Timber Land Co., Hebbard Cypress Co. — none of which resulted in the sale of our timber — which I think was fortunate for our corporation. I would like, and will refer to my opinions on this subject.

We have had many offers for the purchase of land from the Chevalier Corporation, none of which has been accepted. Most conspicuous was the offer from J.R. Deane of Harrisburg, Pa., who desired to purchase 30,000 acres of land for \$15.00 per acre, and he to finance the completion and organization of a Drainage District, and drain this 30,000 acres of land, together with other lands of our corporation, at his own expense; offering this land to a sugar company which he would form. After due consideration of Mr. Deane's offer by Judge McDougal and the writer it was deemed advisable to not accept the offer, as it has not been deemed advisable to accept any offer for purchase of lands from the Corporation.

### RECOMMENDATIONS

(1) I would like to vigorously prosecute the construction of the Tamiami Trail through our property as provided in our Trustee arrangement, which I have no doubt will be done by our Trustees, Judge McDougal and Mr. McCord.

(2) United effort and complete co-operation by our Corporation with the County Commissioners of Dade County, Development Associations and the Civic organizations of Dade County, to secure aid from the State Road Department in helping to complete the Tamiami Trail through Dade County and Monroe County.

(3) Stressing to the County Commissioners our urgent need for the Trail being made more passable than it is at the moment. If only a small force of men were put on the Trail now to cut off the high places, fill in the low places with fine rock hauled for surfacing, I believe that the expenditure of \$25,000 by the County would put Dade County's part of the

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Trail in very passable condition.

(4) I think that our Drainage District, created by the 1923 Legislature, should begin functioning, opening up its set of books of debits and credits, and thus, I believe we could absolutely immediately secure financing for their work by notes or bonds of the District, which would give us an immediate asset in the shape of drained and high priced land.

(5) I think that the Directors of the Chevelier Corporation should select a town site located at some distance from the land sold for a townsite, to the end that the Chevelier Corporation stock holders will benefit in the population as it is added to the lands of the Chevelier Corporation:

(6) I recommend that we publish notice that the cypress timber heretofore offered by the Chevelier Corporation is now with-drawn from the market, and that no offers will be considered. I believe, however, that we should request our Directors to place a flat price of \$600,000.00 for the timber on 22,000 acres of land, which we have heretofore been offering, without any regard to the number of feet in the tract, and no guarantee on our part, nor any joint cruise promised, but that we will sell the timber on the 22,000 acres of land for cash, or its equivalent, in the sum of \$600,000.00. \$200,000.00 to be paid cash, the balance in equal annual payments covering a period not to exceed five years; giving the buyer twenty years in which to remove the timber if he so requires, but I believe that if a sale is made that this timber will be removed from off the land in ten years.

(7) I recommend that our Directors perfect a sales plan and organization, but I believe that before any sales are actually made and any definite offers submitted to the buying public, that we should have perfected a plan of Drainage, Improvement and development, which plan should be our program, at least until our next annual meeting.

I shall supplement this report at our Director's meeting.

I wish to assure the stock holders of the Chevelier Corporation that during the past year our united effort and work accomplished has, in my opinion, placed a different feeling or atmosphere in the minds of everyone as to absolute and positive security, as well as an sure and ultimate profit to

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their investment made, by those who are informed of the true situation.

I will sum up by saying that I believe that the period of 1923, the things done, being done and contemplated, have created an aggregate value of the property of the Chevelier Corporation many times in excess of a value, should it have been estimated one year ago.

As a matter of figures, I would say that the property now held by the Chevelier Corporation, against which there is authorized a \$600,000.00 bond issue, and against which there is \$267,000.00 worth of stock issued, in my opinion, has a value in excess of \$2,000,000.00 at this date.

I have the honor to be,

Very respectfully,

JFJ:H

President.