

March 16, 1917.

Mr. Thomas J. Bolger.,  
Royal Palm Hotel.  
Miami, Florida.

Dear Sir:-

Acting upon your suggestion in the matter of my request for you to take up the bonding of the Tamiami Trail Corporation, I beg to submit to you the following facts.

(1) The area I wish to bond is 207.360 acres.

(2) It is a rectangular body of land, embraced in Monroe and Dade Counties, Florida--being the following described lands:

Township	Range	Township	Range
54	31	55	31
54	32	55	32
54	33	55	33
54	34	55	34

Also, Sections 1-2-3-4-5 and 6, Township 56 R. 31.  
Sections 1-2-3-4-5 and 6, Township 56 R. 32.  
Sections 1-2-3-4-5 and 6, Township 56 R. 33.  
Sections 1-2-3-4-5 and 6, Township 56 R. 34.  
situated in Monroe County.

Also, Sections 6-7-18-19-30 and 31, Township 54, Range 35.  
Sections 6-7-18-19-30 and 31, Township 55, Range 35.  
situated in Dade County.

This land is all in one contiguous body, being thirteen miles North and South by twenty-five miles East and West.

(3) This tract of land, from an agricultural and development standpoint is unparalleled, and by reason of the fact that Lee County is constructing a hard surfaced road which will reach the northern boundary of the tract, at an expenditure of \$325,000,000, and

Dade County is constructing a hard surfaced highway at a cost of \$250,000.00, which will reach the North-east corner of the tract, and the further fact that the A.C.L. R.R. is extending its line from Sebring south to a point about twenty miles North of the tract, and that all of these developments being made, are real and actual.

(4) I beg to submit you an authentic copy of the report of John W. King, C.E. on this tract of land, showing its location, area and the unlimited possibilities.

(5) You will note Huston, Chevelier and Alligator Bays--inland bodies of water laying wholly within the tract. The land rises immediately on the shores of Chevelier Bay, eighteen inches or more and you will note by the rivers in the plat that there is a gradual rise in elevation to nine feet or more above mean low tide.

(6) The character of the land is rich black loam, rich black sand loam, hammocks, and marl prairies which by nature are already drained, and the agricultural and horticultural possibilities of the tract are boundless and unlimited. The water protection afforded by the Gulf of Mexico and the inland bays is unparalleled by any location in Florida.

(7) You will note that the tract lies immediately adjoining the Gulf of Mexico and the Ten Thousand Islands--the most attractive scenery and fishing grounds in all Florida.

(8) From a tourist standpoint, we believe we will have approximately fifteen miles of Bay front property, which is not excelled or in my opinion equalled on Biscayne Bay, or Lake Worth, Florida.

(9) My idea is to bond this tract for a sufficient amount to carry out the following plan of development:

(a) The construction of a hard-surfaced highway to connect with the Tamiami Trail or eastern route of the Dixie Highway from Jacksonville by the

way of Miami.

(b) The construction of a hard surfaced highway to connect with the Tamiami Trail or Western route of the Dixie Highway from Tampa by the way of Ft. Myers.

(c) Opening up the natural rivers and water ways so that the interior of this tract will be furnished water transportation to the inland Bays and the opening of these rivers or streams will also afford drainage, although this area is already high, dry, cultivatable land, on the whole, by reason of the sloughs which penetrate the tract. The opening of these streams will complete and provide reclamation in addition to added transportation facilities.

(10) Laying off, platting and preparation of Chevelier City, with wide streets, parks, ample provision for the present day and time, with its multitude of needs--plans to meet the requirements of the present day.

In other words, to lay off and plat a modern city in every sense of the word. One which will, in the future, be the greatest tourist and pleasure resort in all America--which will give to the agriculturist and horticulturist, land free from rock, well located, fully protected and accessible, to transportation.

(11) The tract of land embraces so many features that it will be impossible for me to enumerate them, but by reason of location, immediate improvements now being made, improvements that are immediately contemplated and improvements, which we can make if we can get this area developed, will mark an era of development, little known of at this time, but which is capable of housing and producing for more people than is in all Florida, at this time.

(12) My idea is that, in the matter of bonding this proposition, that you or your Company will institute a system of accounting, and that your engineer will be on the ground at all times for the purpose of seeing that the proceeds of the bond is judiciously, wisely and actually expended in the



development of the area.

(13) I owe approximately \$350,000 on the entire area. The estimated cost of the improvements contemplated is from \$500,000.00 to \$600,000.00. However, \$400,000.00 would amply cover the costs of improvements that would really be necessary to expend on the proposition before same should be offered to the public.

(14) My idea would be to actually build a road, to really lay out our town site and positively draw restrictions, before any lots or land is sold, and to designate an opening day for the sale of such property as we wish to market immediately, reserving such lots, areas and locations and the development which would immediately occur would materially increase in value.

(15) In addition to report of my Engineer on this proposition, I am also attaching a circular letter prepared by myself, outlining in brief, some of the possibilities of the development of the tract.

Also a map of Florida, showing the location, proposed improvements and outlining in brief the improvements contemplated by me.

I trust that you will give this matter your consideration, and that you can finance or bond this proposition for me.

Yours very truly,

JFJ/ME