Cottage Hill State Forest Property

- Meets many STEM needs
- Fire Break will be maintained by forestry division which will allow nature trails and possible horse trails
- Forestry division will maintain controlled burns at no cost as is currently done on the Langley Bell Property
- State willing to deed over property to county
- Further research needed to determine if property could be used for show facilities
- All environmental studies have been completed by the state
- Property does have potential for arena to be put in for practice with large animals
- Quiet surrounding neighborhoods
- It is understood that this property may not meet all animal science needs and further properties may need to be added to this proposal.
Entrance From McKenzie Road
Gulf Power’s Easement
Beginning of Fire Break
(Which could serve as nature trails)
Continuation of Fire Breaks
Continuation of Fire Breaks
Bridge with Small Creek running under
If large vehicles are going to be driven over bridge, repair would be needed, but property can be accessed from McKenzie Road and Glenna Road.
Part of Creek that runs through property
Plenty of Timberland for Forestry Studies
Areas such as one in picture would be good for Bluebird program, Bat program, and further STEM studies.
The area seen in the picture is the only place noted of holding water after a heavy rain.
This is from Glenna Road side of property. Please note that access road is dirt.
Coming in further from Glenna Road side
Open, flat area of land
Quiet, back-to-nature-type of area
Please note different terrains
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<th><strong>Criteria for Fact Finding — Proposals to Address Needs of 4-H in Escambia County</strong></th>
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| **Location and Size** | Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc. | Cottage Hill State Forest, McKenzie Road, Cantonment, FL 32533 (acreage 31.25/breakdown listed in packet) |
| **Description and Current Ownership** | Provide a description of the land and note the current owner. | The current owner is the State of Florida, the land is wooded, different types of terrains, creek |
| **Costs** | What is the purchase price, lease fees, rent, etc? | The State is willing to deed the property over to the county and maintain firebreaks and controlled burning |
| **Zoning, Restrictions, Environmental Surveys** | What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land. | No zoning restrictions. All studies are listed with the 10 year management plan provided by the state of Florida |
| **Current Usage** | What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details. | The property is not currently being used for any purpose. Gulf Power Company does have 6 acres of right of way. |
| **Use of Adjacent Property** | What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc?) | Adjacent properties are home owners. Prison labor is used for road clean-up in this area. |
| **Estimated Yearly Upkeep Costs** | What is the estimated yearly maintenance for the property? This should be totaled and include grounds keeping, power, sewer, gas, pest control, building cleaning, and any other yearly costs. | Yearly cost would be less than that of the Langley Bell Center (the current cost of Langley Bell upkeep $24,571.54 per year) |
| **Estimated Workforce to Maintain** | What is an estimated number of people it would take to maintain the property? | If this property is used for a showing facilities the Prison labor and Road Department and volunteers that currently assist. |
The costs of development would be estimated at $250,000 or greater if show facilities are to be built.

**Range and Description of Activities**

What are activities that could be conducted on the property per the lists of current 4-H activities?

| Club Development, STEM Animal Science, Environmental/Horticulture Science and Outdoor Education |

**Pros:**

This facility offers a wide variety of different land terrains (some wetlands, woods, creek passes through the middle of the property, some flat land areas)

The State is willing to provide the upkeep on the fire-breaks which could serve as nature trails

In a quiet neighborhood

Most individuals own animals (horses, goats, pigs, cows, chickens, etc.)

Forestry program could be brought back with this property

The blue bird program could be brought back with this property

The bat program could be brought back with this property

It offers space for the youth to explore, clime trees, and be young

The State is willing to provide controlled burns at no cost as needed

**Cons:**
Development for showing facilities, barns, an arena, bathrooms, etc, would be the greatest area of concern due to the highly wooded nature.

The current bridge would need work.

The Ten Year Management Plan does list that this would not be a good site for grazing cattle and such.

Depending on the point of view the property does take a very steep decline and incline, to some this may not be a desired trait to others it allows the different types of terrains. I have been on the property during heavy rains and in the flat areas saw no flooding issues, the incline and decline and creek allowed for the rain waters to run off in a natural manner, no evidence of erosion, as well the 10 Year Management Plan does not list any problems with erosion.

If a portable building such as used from one of the closed schools were used on this property it at this point comes the closest to what the Langley Bell Center had to offer. It is not the large amount of property but it would offer a sense of belonging and being at one with nature, which may help the transition from the Langley Bell Center to the new facilities 4-H has to offer.