Equestrian Center
Beginning of Equestrian Center – Photos will move Counterclockwise
Arena #1
Arena #3 – Notice in Background

construction of holding pond
RV sites
Barn #1
Acreage Behind Cleared Property which is used for trails
Parking/ RV
Barn #3
Concession Area
The Following 3 slides are of the indoor arena
Wooded Acreage & Unknown Construction Occuring
Next 6 slides are of holding pens that could be used for showing of animals, however, equestrian center does not want it to be used.
Parking
### Criteria for Fact Finding — Proposals to Address Needs of 4-H in Escambia County

#### Equestrian Center Proposal

<table>
<thead>
<tr>
<th><strong>Location and Size</strong></th>
<th>Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.</th>
<th>Equestrian Center, 7750 Mobile Hwy. Pensacola. Total acres to include the current facilities 151</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description and Current Ownership</strong></td>
<td>Provide a description of the land and note the current owner.</td>
<td>County Owned, A map of the property with a description is attached to this proposal</td>
</tr>
<tr>
<td><strong>Costs</strong></td>
<td>What is the purchase price, lease fees, rent, etc?</td>
<td>Unsure of any purchase price, the rental fee is as attached, we will have some conflicting date issues.</td>
</tr>
<tr>
<td><strong>Zoning, Restrictions, Environmental Surveys</strong></td>
<td>What is the current zoning? What are the zoning restrictions? Provide any environmental studies that have been conducted on the land.</td>
<td>Zoned for livestock. Some wetland area, mostly wooded minus the offices, barns, and arenas.</td>
</tr>
<tr>
<td><strong>Current Usage</strong></td>
<td>What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.</td>
<td>The current usage of the property is utilized for horse shows, dog shows, nature trails, 5K runs. There are current rental agreements regarding up coming shows.</td>
</tr>
<tr>
<td><strong>Use of Adjacent Property</strong></td>
<td>What is the current usage for adjacent pieces of property? Are there any hazards nearby (busy roads, landfills, military property, prisons, etc?)</td>
<td>If facing the property from Mobile Hwy there is a home to the left of the property and a neighborhood called Deerfield Estates. Mobile Hwy is a busy road</td>
</tr>
<tr>
<td><strong>Estimated Yearly Upkeep Costs</strong></td>
<td>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.</td>
<td>Unsure as to the upkeep on the property. There is currently staff hired to care for the property, unsure if that would continue if the property were used for 4-H events. There are 72 acres that the staff currently mows.</td>
</tr>
<tr>
<td><strong>Estimated Workforce to Maintain</strong></td>
<td>What is an estimated number of people it would take to maintain the property?</td>
<td>Unsure due to the currently hired staff.</td>
</tr>
<tr>
<td><strong>Costs of Development</strong></td>
<td>What development needs to take place? What are the total costs?</td>
<td>Poles barns, pens, fencing around the showing area.</td>
</tr>
</tbody>
</table>
**Range and Description of Activities**

| **What are activities that could be conducted on the property per the lists of current 4-H activities?** | **Raising hogs would not be a venture that the facility would be willing to take on.** |

Pros: The area is already maintained by the County.

The property has a great potential to meet the areas of 4-H needs such as Environmental, Horticulture Science and Outdoor Education, Animal Science.

Cons: The facilities manager voiced her concerns of mixing other animals with the horse environment, informed us that she did not foresee this as working well.

The facilities manager voiced concerns about the facilities being used during horse and dog show times due to the fact that the whole facility can be rented.

If the whole facility is rented 4-H would not have access to the property.

The facility does not want to have hogs raised on the property.

The facility sees a potential danger with the smell of other animals and how a horse may react. The average show horse is $75,000.

There are cross contamination issues with the hogs and horses.

The facility does use inmate labor.

The facility does allow alcohol sales at some events and during shows the facilities manager stated that many clients brought in their own alcohol.

Currently there are 46 events booked for the year with 2 of those being 3 week events. Most of April is booked and is typically booked as has been shown in their past records.

The County is in the process of using 4 acres as a 2 million gallon holding pond.