Roy Hyatt Property
Ransom Middle School – Property is Behind Ransom
Trail Leading From Roy Hyatt that Begins the Property
Part of Property – Does go into the wooded areas
Open Area – Tree Line
Please refer to map – Property does make curved form and this is portion of that curve
Open Area and Wooded area as well
This part would go back into the wooded area
Trees to provide shade if show barns were to be put in
Tree Line and open field area
Tree Line and Open Field Area
Potential Access Road would be directly next to this neighborhood
This is where access road would be coming from the neighborhood
Another potential access road coming from Ransom’s drive
Proximity of Ransom Middle School
### Criteria for Fact Finding — Proposals to Address Needs of 4-H in Escambia County

#### Roy Hyatt Proposal

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Information Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location and Size</strong></td>
<td>Roy Hyatt Center 1300 Tobias Road, Cantonment Fl. 32533 – 20 acres – Please see map as to which 20 acres.</td>
</tr>
<tr>
<td><strong>Description and Current Ownership</strong></td>
<td>Property currently owned by the Escambia County School Board/County</td>
</tr>
<tr>
<td><strong>Costs</strong></td>
<td>Unsure of what fees would be involved – looking at a possible lease of the property</td>
</tr>
<tr>
<td><strong>Zoning, Restrictions, Environmental Surveys</strong></td>
<td>Unsure of zoning</td>
</tr>
<tr>
<td><strong>Current Usage</strong></td>
<td>The property that is actually declared as the Roy Hyatt Center is used as an environmental center – offering outdoor education into plant life, animal life, etc. / teaching facility</td>
</tr>
<tr>
<td><strong>Use of Adjacent Property</strong></td>
<td>Adjacent properties – new developed neighborhood on one side, the property on the opposing side is an older neighborhood and the middle properties are Tate and Ransom School Properties</td>
</tr>
<tr>
<td><strong>Estimated Yearly Upkeep Costs</strong></td>
<td>Estimated yearly upkeep cost would be less than the quoted $24,571.54 per year that is used for the upkeep on the Langley Bell Center.</td>
</tr>
<tr>
<td><strong>Estimated Workforce to Maintain</strong></td>
<td>Prison labor and Road Department and volunteers that are currently used</td>
</tr>
</tbody>
</table>

- **Location and Size**: Provide the location, total amount of land in acres, and if possible, a breakdown of useable acres, wetlands, etc.
- **Description and Current Ownership**: Provide a description of the land and note the current owner.
- **Costs**: What is the purchase price, lease fees, rent, etc?
- **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.
- **Current Usage**: What is the current usage for the property? Are there any current leases or agreements for rent? Please provide details.
- **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?)
- **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.
- **Estimated Workforce to Maintain**: What is an estimated number of people it would take to maintain the property?
Costs of Development

<table>
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<tr>
<th>Costs of Development</th>
<th>What development needs to take place? What are the total costs?</th>
<th>Cost of development would take at least the $250,000 to put in barns, show arena/horse arena, bathroom</th>
</tr>
</thead>
</table>

Range and Description of Activities

<table>
<thead>
<tr>
<th>Range and Description of Activities</th>
<th>What are activities that could be conducted on the property per the lists of current 4-H activities?</th>
<th>Unsure due to the possible problems with the ability to currently use the property – as of now the usage of the property would require the teacher that currently runs the facility or a member of the School Board be present in order for the property to be used</th>
</tr>
</thead>
</table>

Pros:

The Roy Hyatt Property currently offers:

- Nature Trails
- Different terrains – wetlands and dry areas
- Different types of plant life
- Board Walk
- Butterfly Garden
- Green House
- The Forestry Department maintains the trails

- Stem, Environmental Horticultural Science, Outdoor Education Resources, Forestry, Club Development/Citizenship and Leadership Development could have low rope course offered – Depending on which 20 acres animal facilities for showing and potential raising

(Many of the pros are contingent upon a partnership developed with the Roy Hyatt Center and the ability of 4-H to use the property)

Cons:

- Safety concerns: areas of the property needs to have controlled burns

- Can a partnership be developed to share some of the pros offered by the current facility

- A School District Personal must be on site for the property to be used: most clubs meet after school hours or on the weekends

- If raising of animals is to occur safety concerns at night due to coyotes on property (it is a natural habitat type environment and this is not an unusual occurrence)