



## **AGENDA**

### **Niceville Community Redevelopment Agency (CRA) Board Meeting**

**September 9, 2025**

**5:30 PM**

- 1. Call to Order**
- 2. Approval of Minutes**
  - a. August 12, 2025 Regular Board Meeting**
- 3. Agenda Modifications**
- 4. Agenda Items**
  - a. Resolution - Consideration of FRDAP Grant submission for Turkey Creek Nature Center Improvements**
- 5. Public Comment on Agenda Items**
- 6. Next Meeting – TBD**
- 7. Adjournment**

MINUTES  
NICEVILLE COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD MEETING  
CITY OF NICEVILLE, FLORIDA  
August 12, 2025

CRA Vice-chairman Schaetzle called the meeting to order at 5 PM. All CRA Commissioners were present, expect Chairman Henkel who was away on business. Also present were Niceville City Manager, David Deitch, City Clerk, Wendy Farmer, and Kristen Shell.

There were seven members in the audience.

**1. Call to Order**

**2. Approval of Minutes**

**a. July 8, 2025 Regular Board Meeting**

Commissioner Tolbert moved to approval and Commissioner Rominger seconded. No one spoke for or against.

Commission Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Stauffer-yes. Motion passed.

**3. Agenda Modifications**

none

**4. Agenda Items**

- a. Old Town Landing Phase-I Bid – Recommendation to award and authorize the City Manager to enter into a contract with Soule Construction, LLC, the lowest responsive and responsible bidder, in the amount of \$2,853,257.22, for the Niceville Landing Phase-I Project. Bid evaluation was conducted by Procurement Services in coordination with the Engineer of Record, and the firm’s proposal is deemed to be in the best interest of the City.**

Ms. Shell explained that two qualifying bids were received, Soule Construction, LLC, and Loftis Marine, with Soule Construction coming in lower. This phase covers the dock and pier portion of the project which was previously approved. She also explained that they will have on their agenda later tonight the capital improvement schedule that will address temporary parking and other elements we will work through over the next few years.

Commissioner Rominger stated he understood there were two other bidders who were not mentioned. Ms. Shell replied the only other bidder was Loftis Marine.

Commissioner Tolbert asked if approved tonight, could you update them on the proposed timeline. Ms. Shell stated that the bid document allows 270 days to complete construction. That timeline begins when the contract is executed. Commissioner Rominger asked if that was with penalty. Ms. Shell replied yes, there were stipulations in the contract that if the project is not completed within that timeframe there would be a penalty. Commissioner Schaetzle asked when the contract started. Ms. Shell replied as soon as it is drafted and executed, which should be a couple of weeks.

Commissioner Tolbert asked if there would be any dredging involved. Ms. Shell replied no, we are not permitted to dredge.

Commissioner Schaetzle asked if Mr. Laird's team would be running the water utilities and electric to the dock and pier. Ms. Shell replied no that it was part of the contract and their responsibility according to the bid documents. There was an electrical engineer contracted in the design process that developed the specifications.

Commissioner Rominger asked where Soule Construction was out of. Ms. Shell answered Pensacola, they had projects in Pensacola on their docket, and she believed they were part of the Maritime Park. Commissioner Rominger asked if they were then fully vetted and Ms. Shell stated yes.

Commissioner Tolbert asked if the project was fully funded. Ms. Shell replied yes. Mr. Deitch explained that half of the money comes from the CRA and the other half from TDD money that the Okaloosa County Commission (OCC) has already approved. Ms. Shell commented that she received a brief on this and the OCC is ready for us to use the money, we just need to let them know we are ready. Discussion followed regarding the use of TDD funds and how they are allowed to be used.

Ms. Shell stated there would be a groundbreaking in a month.

Commissioner Tolbert moved approval and Commissioner Alley seconded. There was no further discussion.

Commission Vote: Tolbert-yes; Schaetzle-yes; Alley-yes; Stauffer-yes. Motion passed.

Commissioner Alley asked Ms. Shell for an update on Meigs Park. Ms. Shell replied that to her knowledge it had not gone out to bid yet.

#### **5. Public Comment on Agenda Items**

none

#### **6. Next Meeting – TBD**

Next meeting is to be determined.

**7. Adjournment**

There being no further discussion, the meeting adjourned at 5:13 PM.

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COMMISSION CHAIRMAN

ATTEST:

\_\_\_\_\_  
RECORDING SECRETARY

MinutesCRA008122025

UNAPPROVED



**4.a**



## STAFF MEMORANDUM

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Date: September 2, 2025  
From: Chris Frasseti, Community Development Director  
To: Niceville CRA Board  
Through: David Deitch, City Manager  
RE: Consideration of FRDAP Grant submission for Turkey Creek Nature Center

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### **Action Requested:**

Approve, approve with changes, or deny the proposed request to submit a Florida Recreational Development Assistance Program (FRDAP) grant request for improvements at Turkey Creek Nature Center.

### **Background:**

On July 8, 2025, the CRA Board voted unanimously to amend the Turkey Creek Nature Center Management Plan and Concept Plan.

### **Funding Source:**

This proposal is a 50/50 matching grant request through the Florida Recreational Development Assistance Program (FRDAP) for FY 2026-2027. The city's match will come from CRA funding and Stormwater fees.

**Options:** Approve/Deny/Postpone/Modify

**Recommendation:** Motion to authorize the City Manager to submit a FRDAP grant request for improvements at Turkey Creek Nature Center.

### **Attachments:**

Resolution #2025-09-09  
Turkey Creek Nature Center Management Plan - Future Phases  
Playground equipment examples

**RESOLUTION NO. 25-09-09**

**A RESOLUTION FROM THE CITY OF NICEVILLE, FLORIDA AUTHORIZING THE CITY MANAGER TO DEVELOP A GRANT APPLICATION AND SIGN SAID GRANT APPLICATION ON BEHALF OF THE CITY OF NICEVILLE IN SUPPORT OF TURKEY CREEK NATURE CENTER THROUGH THE DEVELOPMENT OF ADDITIONAL FACILITIES AND OPPORTUNITIES.**

**WHEREAS**, the City of Niceville has made it a major priority to support and enhance the quality of life of its citizens; and

**WHEREAS**, the City has developed and provided a significant array of recreational opportunities for all its citizens: and

**WHEREAS**, the City has developed a major recreation complex known as Turkey Creek Nature Center located at 340 John Sims Parkway West for both active and passive recreational opportunities, as well as, protecting the environmental benefits of the Turkey Creek floodplain; and

**WHEREAS**, Turkey Creek Nature Center has become a major recreational opportunity for more area users from year to year and needs increased user-based facilities with its master plan; and

**WHEREAS**, Turkey Creek Nature Center has substantially benefited over the years from funds provided by the State of Florida through its Florida Recreational Development Assistance Program (FRDAP); and

**WHEREAS,** an application through the Florida Recreational Development Assistance Program (FRDAP) for improvements at the Turkey Creek Nature Center is in compliance with the City’s Capital Improvement Program.

**WHEREAS,** the City needs to enhance the use and access of Turkey Creek Nature Center through the development of additional facilities and opportunities; and

**NOW, THEREFORE, BE IT RESOLVED** by the City of Niceville, Florida:

**Section 1.** The City Council authorizes the filing of an application to secure a FRDAP grant to further develop its master plan facilities; and

**Section 2.** The City Council hereby authorizes its City Manager to develop said grant application and sign said application on behalf of the City of Niceville.

**Section 3.** This Resolution shall become effective upon adoption and approval in accordance with the City Charter.

ADOPTED in regular session this 9<sup>th</sup> day of September, 2025.

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MAYOR

ATTEST:

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CITY CLERK

**PROPOSED FLORIDA COMMUNITIES TRUST  
TURKEY CREEK PARK MANAGEMENT PLAN  
CAPITAL PROJECTS**

*Proposed Improvements Plan for Turkey Creek Management Plan Update*

Project	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32
<b>Pavillion Parking Lot Paving and Stormwater Improvements</b>			Design \$63,000 Construction \$500,000				
<b>Hardees Site Parking and Stormwater Improvements</b>		Design \$63,000 Construction \$450,000					
<b>Kayak Drop Off Access Road and Parking</b>	Design \$37,000 Construction \$246,000						
<b>Playground and Interactive Displays</b>				Design \$23,000 Construction \$700,000			
<b>Future Park (Ecological Restoration and Trails)</b>					Design and Construction		



File: C:\Users\BFB\OneDrive\Documents\Drawings\24-78 Turkey Creek.DWG Last Save: 5/23/2025 11:27 AM Last saved by: RBF  
 Last Plotted by: Brian Farmer Plot Style: --- Plot Date: 06/2025 8:25 AM Plotter used: KIP 870

KAYAK DROP OFF ACCESS  
AND NEW PARKING

KAYAK DROP OFF  
AND NEW SIDEWALK

STORMWATER FOR  
NEW PARKING

NEW FENCE

11 SPACES

PLAYGROUND  
INTERACTIVE DISPLAY  
AREA

38 SPACES

PROPOSED ASPHALT  
PARKING LOT

REPLACE EXISTING  
STORMWATER PIPES  
WITH BACKWARDS  
SLOPE TO HAVE  
POSITIVE DRAINAGE

FUTURE PARKS AND  
RECREATION

STORMWATER FOR  
NEW PARKING

±83 NEW  
PARKING  
SPACES



**JENKINS ENGINEERING, INC.**  
 73 EGLIN PARKWAY NE, SUITE 203  
 FORT WALTON BEACH, FLORIDA 32548  
 PHONE 850.837.2448  
 FAX 850.837.2450  
 JECIVIL.COM  
 C.O.A. NO. 9927 L.B. NO. 8081



MATTHEW H. ZINKE, P.E.  
 FL REGISTRATION NO. 57642

REV	DATE	DESCRIPTION
1		
2		
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CITY OF NICEVILLE  
 TURKEY CREEK  
 NICEVILLE, FLORIDA  
 FCT GRANT EXHIBIT  
NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 24-78  
 DATE: 06/05/2025  
 DESIGNED: BF/MZ  
 DRAWN: BF

BAR IS ONE INCH ON ORIGINAL  
 0 1'  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

DRAWING NUMBER  
 1 OF 1

SHEET NUMBER  
**C01**

## Timbertopia X - Commercial PE



### Quick Facts:

- **Durable & Safe:** High-quality, wear-resistant materials meet ASTM and CPSC safety standards
- **Inclusive Play:** Accessible design welcomes all children, fostering inclusivity.
- **Interactive & Educational:** Features slides, swings and educational elements for active creative, and social play.
- **Customizable & Eco-Friendly** Offers customization and uses sustainable materials for unique green playgrounds
- **Weather Resistant & Low Maintenance:** Durable finishes ensure longevity with minimal upkeep.

### Warranty:

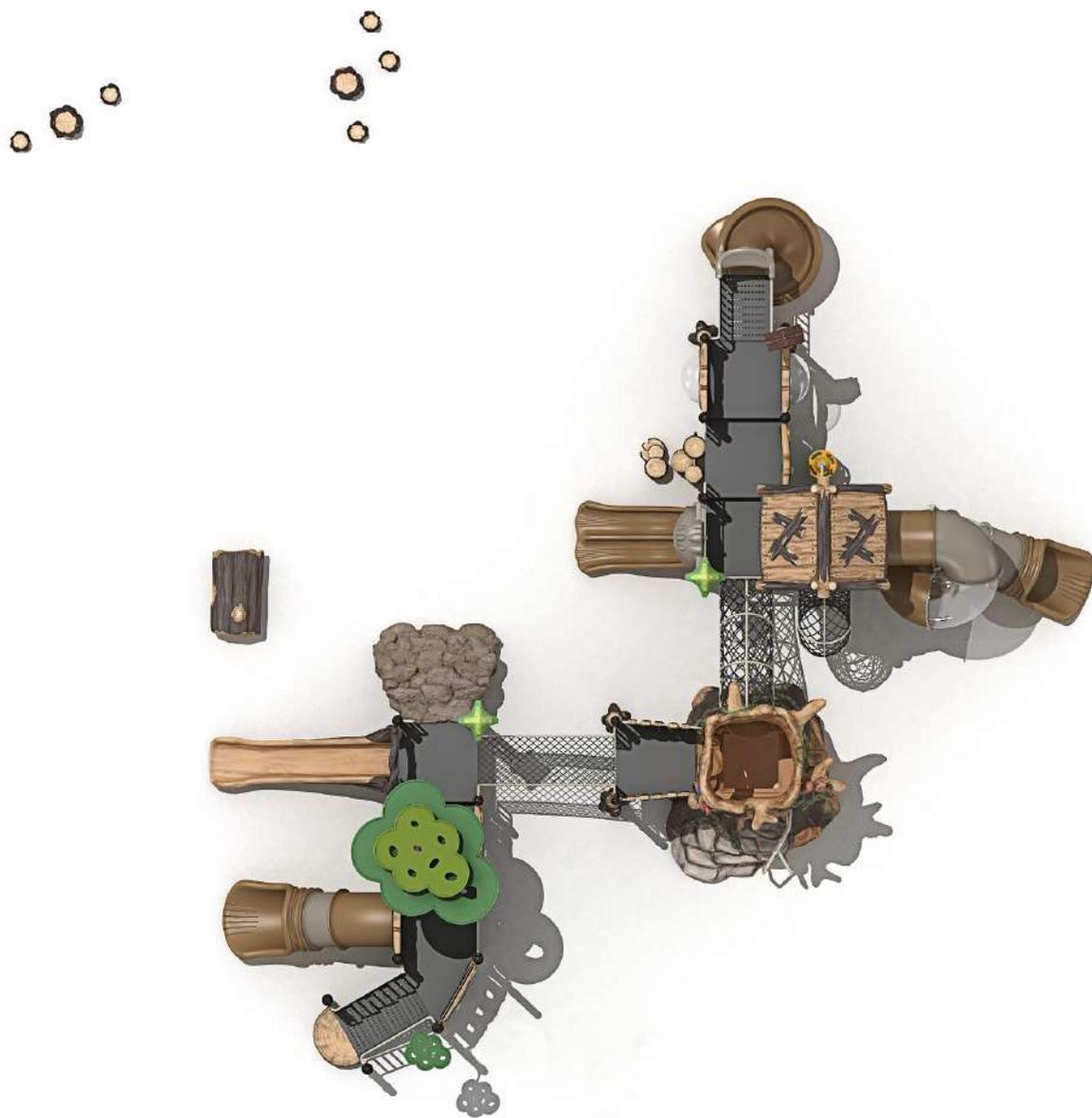
- **Limited Lifetime Warranty:** Galvanized Steel Posts, Stainless Steel Hardware, Aluminum Fittings, and Post Caps.
- **Limited 15-Year Warranty:** Punched Decks, Rails, Rungs, Loops, and Rotomolded Components.
- **Limited 10-Year Warranty:** Plastic Sheet Components.
- **Limited 1-Year Warranty:** Moving Parts, Swing Seats, Swing Hangers, and all other materials not listed above are covered under a Limited 1-Year Warranty.

INFINITE RECREATION

# Timbertopia X - Commercial PE



# Timbertopia X - Commercial PE



INFINITE RECREATION

## Wildwood VI



### Quick Facts:

- **Durable & Safe:** High-quality, wear-resistant materials meet ASTM and CPSC safety standards.
- **Inclusive Play:** Accessible design welcomes all children, fostering inclusivity.
- **Interactive & Educational:** Features slides, swings and educational elements for active creative, and social play.
- **Customizable & Eco-Friendly** Offers customization and uses sustainable materials for unique green playgrounds.
- **Weather Resistant & Low Maintenance:** Durable finishes ensure longevity with minimal upkeep.

### Warranty:

- **Limited Lifetime Warranty:** Galvanized Steel Posts, Stainless Steel Hardware, Aluminum Fittings, and Post Caps.
- **Limited 15-Year Warranty:** Punched Decks, Rails, Rungs, Loops, and Rotomolded Components.
- **Limited 10-Year Warranty:** Plastic Sheet Components.
- **Limited 1-Year Warranty:** Moving Parts, Swing Seats, Swing Hangers, and all other materials not listed above are covered under a Limited 1-Year Warranty.

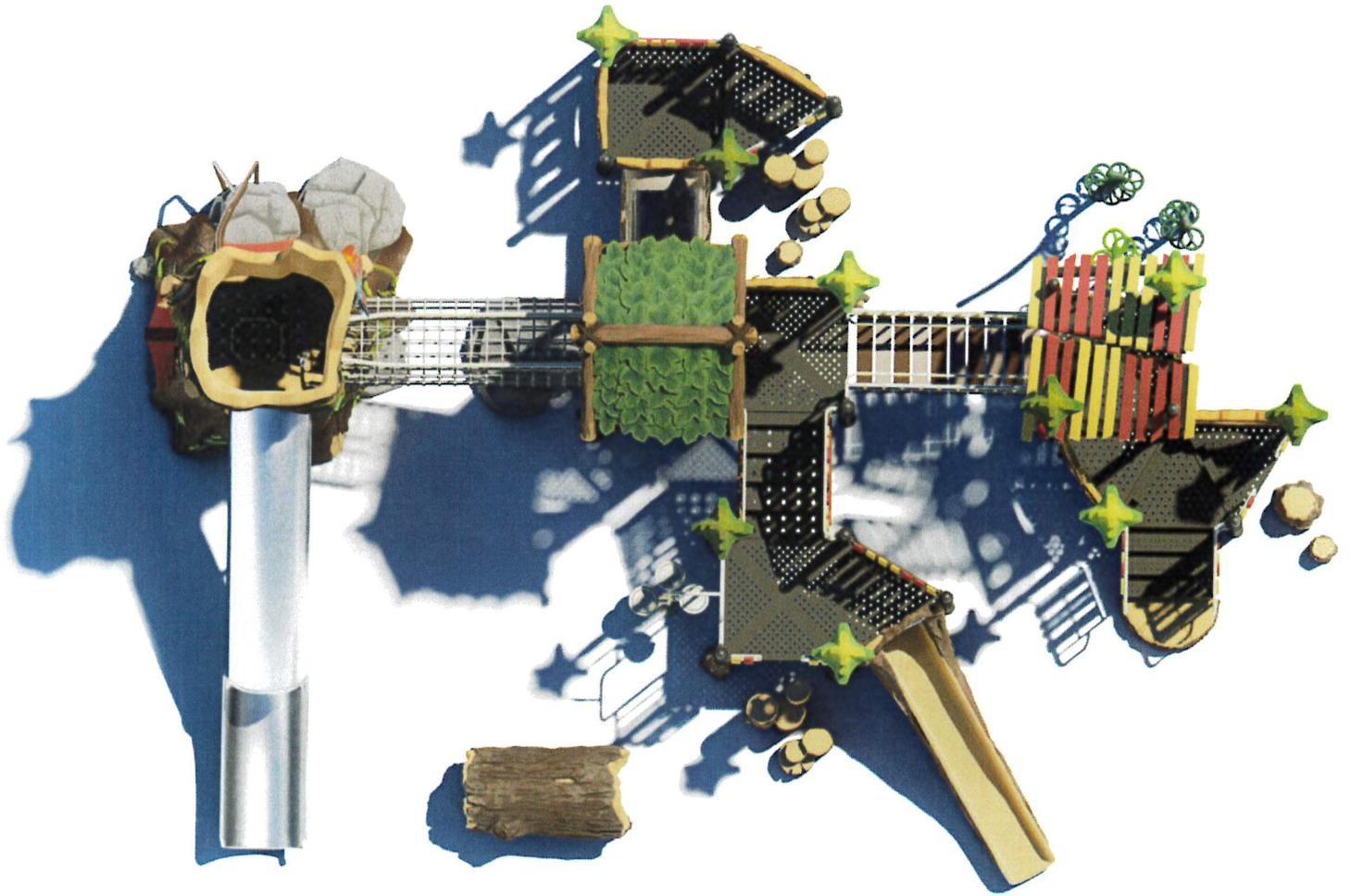
Ages: 2-12 years | Occupancy: 36-40 | Use Zone Length: 47' 7" | Use Zone Width: 37' 7" | Fall Height: 7'

# Wildwood VI



Ages: 2-12 years | Occupancy: 36-40 | Use Zone Length: 47' 7" | Use Zone Width: 37' 7" | Fall Height: 7'

# Wildwood VI







<https://infiniterecreation.com/collections/exclusive-shop>. [News \(/blogs/news\)](#) [FAQ's \(/pages/faq\)](#)

[Contact Us \(/pages/contact\)](#)

[Home \(/\)](#) [Shop \(/collections/all\)](#) [\\$40000+ \(/collections/40000\)](#) Wildwood VI - Commercial Playground Equipment

[\(/infiniterecreation.com/cd/01.png?v=1717\)](https://infiniterecreation.com/cd/01.png?v=1717)



⚡ Quick Facts: Promotes the development of rhythm, movement, fine motor abilities, and hand-eye coordination in children. Features commercial-grade materials designed to withstand corrosion, fading, and mildew. Complies with public playground safety regulations, including ASTM and CPSC standards. Offers a vast selection of color options to create an engaging and vibrant play area.

⚡ Warranty Details: Galvanized Steel Posts, Stainless Steel Hardware, Aluminum Fittings, and Post Caps come with a Limited Lifetime Warranty. Punched Decks, Rails, Rungs, Loops, and Rotomolded Components are covered by a Limited 15-Year Warranty. Plastic Sheet Components have a Limited 10-Year Warranty. Moving Parts, Swing Seats, Swing Hangers, and all other materials not listed above are covered under a Limited 1-Year Warranty.

# Elderwood Enclave



## Quick Facts:

- **Durable & Safe:** High-quality, wear-resistant materials meet ASTM and CPSC safety standards.
- **Inclusive Play:** Accessible design welcomes all children, fostering inclusivity.
- **Interactive & Educational:** Features slides, swings and educational elements for active creative, and social play.
- **Customizable & Eco-Friendly** Offers customization and uses sustainable materials for unique green playgrounds.
- **Weather Resistant & Low Maintenance:** Durable finishes ensure longevity with minimal upkeep.

## Warranty:

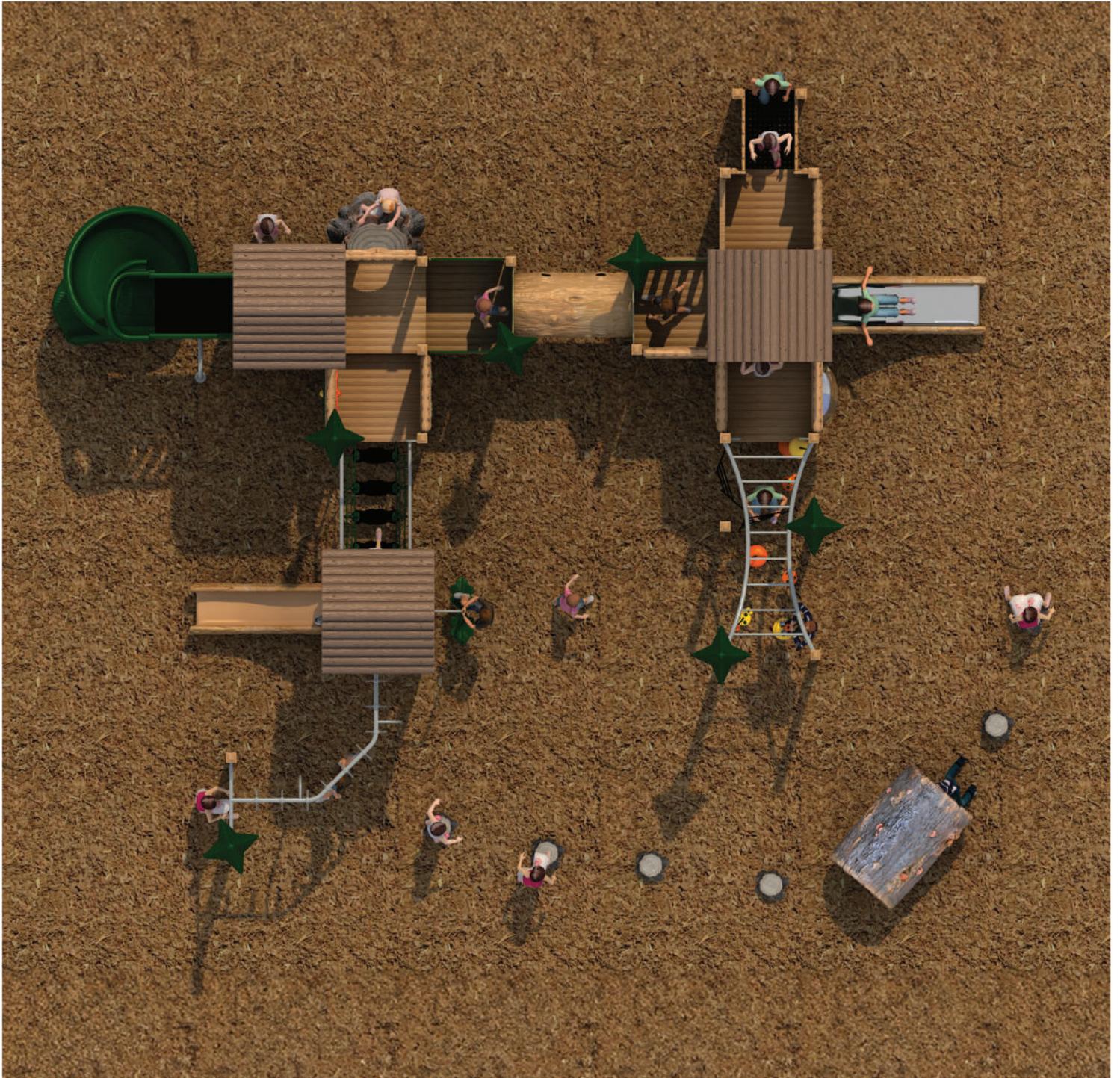
- **Limited Lifetime Warranty:** Galvanized Steel Posts, Stainless Steel Hardware, Aluminum Fittings, and Post Caps.
- **Limited 15-Year Warranty:** Punched Decks, Rails, Rungs, Loops, and Rotomolded Components.
- **Limited 10-Year Warranty:** Plastic Sheet Components.
- **Limited 1-Year Warranty:** Moving Parts, Swing Seats, Swing Hangers, and all other materials not listed above are covered under a Limited 1-Year Warranty.

INFINITE RECREATION

# Elderwood Enclave



# Elderwood Enclave



INFINITE RECREATION