

CITY OF LAUDERHILL - WOLK PARK

BI-WEEKLY - MEETING MINUTES



Biweekly Meeting 001

Project Location: 1080 NW 42nd Way, Lauderhill, FL 33313

Meeting Date: August 17th, 2026

Meeting Time: 10:00 AM

Prepared By: BEA Architects, Inc.

Attendees:	Email:	Company:
Marc Celetti	mceletti@lauderhill-fl.gov	Owner – City of Lauderhill
Tanya Nelson	tnelson@lauderhill-fl.gov	Owner – City of Lauderhill
Robert Draper, RA, NCARB, Senior Architect	rdraper@beai.com	BEA Architects, Inc.
Walter Carranza	walter.carranza@beai.com	BEA Architects, Inc.
David Castillo	david.castillo@beai.com	BEA Architects, Inc.

1. Information/Documents Requested:

- BEA confirmed receipt of existing drawings, surveys, percolation tests, and geotechnical reports. However, some drawings appear to be outdated (from 2024).
- Action Item: The owner will confirm if the City of Lauderhill can accept those documents. *As per email received on 08/17/2026 after the meeting at 4:49 PM, the city confirmed that BEA can proceed with using the drawings from 2024.*
- BEA requested the most recent irrigation system drawings and underground utility information/drawings.
- Action Item: The owner will provide the requested updated drawings to BEA.
- BEA noticed that the park perimeter fence has multiple unused entrances and would like to know whether they are intended for a specific purpose.
- Action Item: The Owner will provide more information regarding the perimeter fence gates.

2. Project's Scope of Work and Schedule:

- BEA presented the meeting agenda and the Condition Assessment Draft.

Buildings:

- Building B (Future Recreational Building):
 - BEA mentioned that during the site visit, they noticed that there is existing plumbing, a center wall, and existing electrical. The existing items mentioned above would have to be removed due to construction and to be able to use the space to its full extent. Some of the building corners will need enclosure as well.
 - BEA stated that the condition of the roof structure is good overall.
 - BEA emphasized the opportunity to replace the roof to correct the existing corrosion and to maintain a consistent design throughout the park.
- Building E (Lifeguard Building):
 - BEA suggested the possibility of having the interior of the building divided into two spaces for better organization of the two lifeguards.
 - BEA mentioned that the exterior openings need to be resealed and need to be replaced where corrosion is present.
 - Although the pump room is not part of BEA's scope, BEA suggested to the owner to remove the pump room on the ground floor.
 - Owner agreed with the pump room removal. BEA to suggest a new pump room/pool equipment storage location.
- Building A (Park Canopy):
 - BEA mentioned that there are connectivity issues between the pavilion and the park. The pavilion has no entryway from the park. BEA will propose a solution in the masterplan.
 - BEA noticed that the roof structure is generally in good condition. However, corrosion issues for truss connections need to be treated/replaced.
 - BEA suggested replacing the roof to correct the existing corrosion and keep a consistent design intent.
- Pool Deck:
 - BEA noticed severe cracking around the pool edge, especially near the lifeguard building. BEA recommends resurfacing both pool decks.

- Pool Storage Building:
 - Although the Pool Storage Building is not part of BEA's Scope, BEA noticed that the building shows exterior and interior stucco damage, the existing ceiling is coming down due to water damage, and doors need to be replaced due to corrosion.
 - BEA suggested repairing the damages mentioned above and resurfacing the area around it. The owner agreed that the mentioned area needs to be fixed.
- Building D (Pool Shower/Bathroom Structure):
 - BEA noticed severe water, termite, and corrosion damage in the overall building. It was mentioned that the existing restrooms do not meet ADA standards. BEA suggests demolishing the whole structure.
 - BEA emphasized that removing the whole structure could be beneficial for the park in order to create a new structure that combines the office building and locker rooms for the pool and park cohesiveness.
- Area G (Future Covered Basketball Court):
 - BEA stated that the courts are in good condition overall and that the area needs to be resurfaced and new striping needs to be applied for the new basketball courts.
 - The future basketball court roof structure was discussed. A membrane roof or a pre-engineered structure was discussed as possible options.
- Building H (Irrigation Pump Building):
 - BEA mentioned that there are no major issues. However, a door and roof replacement are suggested to keep a consistent design intent.
- General Park Exterior:
 - BEA emphasized that the park needs a more seamless connection between its programs. Current pathways seem too linear and lack connection.
 - The Owner agreed that the current sidewalk is too linear.
 - BEA reminded the Owner that Pickleball courts are an essential program to the park users and suggested keeping this program as part of the new master plan.
 - BEA shared with the Owner the possible location of the new amphitheater and the implementation of a berm as a noise buffer along the park perimeter.
 - The Owner suggested to use a concrete privacy wall as an alternative option for the noise buffer.

- BEA restated that the park perimeter fence has multiple entrances that are not being used and would like to know if they are intended for a certain purpose.
- Parking Lot Area:
 - BEA suggested that the parking lot asphalt should be resurfaced due to the presence of cracks especially around the irrigation pump building. Also, BEA noticed the presence of cracks in the curbs which will need to be replaced.
 - The Owner asked if there is a possibility to accommodate more parking in the park.
 - BEA suggested a possible location for new parking on the southwest side of the park which will be shown on the site plan master planning during the next scheduled design meeting.
- South Walkway and Peninsula:
 - BEA suggested rubber-bonded mulch as an alternative for the pedestrian path/track along the roundabout.
 - BEA recommended the implementation of specific fitness areas with gym equipment along the track.
 - BEA mentioned that the peninsula area at the center of the roundabout should be kept as is to maintain its natural appeal. The Owner agreed to leave the peninsula out of scope.
- Condition Assessment (Electrical, Plumbing, Landscape):
 - BEA presented Electrical, Plumbing, Landscape Condition Assessment Drafts. General park improvements regarding site lighting, irrigation devices, and underground conditions were discussed.

3. Precedents:

- BEA presented different precedents to the Owner to illustrate the design intent for the project. Elements such as oscillated pathways, ground coverings, connectivity devices were discussed.



4. Open Items:

- The owner will confirm if the City of Lauderhill can accept survey and geotechnical reports from 2024. *As per email received on 08/17/2026 after the meeting at 4:49 PM, the city confirmed that BEA can proceed with using the drawings from 2024*
- The owner will provide the most recent irrigation system drawings and underground utility information/drawings.
- The owner will provide more information regarding the perimeter fence gates.
- The owner will confirm whether the pickleball courts can remain part of the program, as they are an essential program for park users. This could be achieved either by removing the existing racquetball walls/court or by incorporating pickleball as a dual use at the future basketball courts.
- BEA will provide the city with a draft assessment report once updated to reflect structural engineer opinion by mid-week 08/19/2026.
- BEA will continue to work on the final version of the Condition Assessment.
- BEA will present a conceptual site plan in the next meeting.