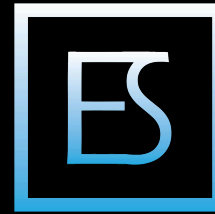


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Project Spotlight:

Braman Porsche – West Palm Beach Renovation

Engineering Solutions is pleased to be part of the renovation at Braman Porsche – West Palm Beach, providing structural engineering services to help reimagine this iconic automotive showroom. Our team is supporting the interior improvements through the design of a new elevated mezzanine and connecting walkway, adding both functionality and architectural value to the existing space. We are proud to collaborate with a distinguished project team, including Spina O'Rourke + Partners as the Architect and Anderson Carr Construction as the General Contractor.

The project began with a comprehensive feasibility study, encompassing site visits, a thorough review of existing documentation, and detailed structural analysis comparing the proposed system to the building's as-built conditions. From there, our team developed schematic design drawings outlining the required structural reinforcement and the addition of new structural members necessary to safely support the proposed improvements. In Phase II, we advanced the project into permit-ready construction documents, including structural notes, framing plans, foundation information, and detailed reinforcement and connection specifications, all prepared in accordance with the Florida Building Code, 8th Edition (2023).

We are proud to deliver thoughtful improvements to the Braman Porsche – West Palm Beach showroom, ensuring the structure performs safely and reliably for years to come. We look forward to sharing updates as this exciting transformation progresses.

Our Latest Projects:

- **Braman Porsche (West Palm Beach, FL)** – Commercial Renovation
- **North River Road (Jupiter, FL)** – Residential Renovation
- **South Beach Road (Jupiter, FL)** – New Residential Construction
- **Spanish River Boulevard (Boca Raton, FL)** – Re-Roof CA & Letter of Compliance
- **Hilton Homewood Suites (Palm Beach Gardens, FL)** – Commercial Renovation
- **Inn on 5th Hotel (Naples, FL)** – Structural Assessment & Renovation
- **North Pine Circle (Belleair, FL)** – New Residential Construction
- **North Sewalls Point Road (Sewall's Point, FL)** – Staircase Design
- **SW 23rd Cranbrook Drive (Boynton Beach, FL)** – Structural Design



Hurricane Season 2026: What South Florida Property Owners Need to Know Before June 1

The 2026 Atlantic hurricane season officially begins June 1, and early forecasts are pointing toward a quieter year than recent seasons. Colorado State University's April outlook calls for 13 named storms, 6 hurricanes, and 2 major hurricanes, driven largely by an expected transition from La Niña to El Niño, which tends to increase vertical wind shear and disrupt storm formation. NOAA's official outlook is expected later this month.

A "below-average" forecast is dangerously easy to misread. As CSU's authors put it, it only takes one hurricane making landfall to make it an active season for the people in its path. South Florida sits in one of the most exposed corridors in the Atlantic, and even a single tropical storm can expose weaknesses that have been quietly developing in a structure for years, including aging roof-to-wall connections, deteriorated soffits, corroded coastal fasteners, and opening protection that no longer meets current impact standards.

Don't wait until a storm is in the cone to find out what your building can withstand. Engineering Solutions provides pre-season structural assessments built around South Florida's unique wind and coastal exposure, and our calendar fills fast once June arrives. Call Engineering Solutions today to schedule your inspection before the season begins.

The December 31, 2026 Deadline: What Florida Condo Boards Need to Do

If your association governs a condominium or cooperative three stories or taller in Florida, you are running out of runway on two of the most consequential structural deadlines the state has ever enacted. By December 31, 2026, every qualifying association must have completed both its Milestone Inspection and its Structural Integrity Reserve Study (SIRS), the post-Surfside reforms that changed how aging buildings are evaluated and funded.

Here's the part many boards miss: these two requirements can be completed together. Associations required to complete a milestone inspection on or before December 31, 2026 may complete their SIRS simultaneously, which can be cost-effective since the engineer is already on-site evaluating structural components. The penalties for missing the deadline are steep, including daily fines exceeding \$500, liens, referral to the Construction Board of Adjustment and Appeals for an unsafe building case potentially resulting in a vacate order, and reporting to the state Division of Condominiums, and they create real personal exposure for individual board members.

The bottleneck most boards underestimate is engineer availability. As December approaches, qualified Florida-licensed engineers are booking further out by the week, and Phase 2 inspections can take months to complete once deficiencies are flagged. Engineering Solutions is actively scheduling combined Milestone and SIRS engagements right now, with licensed engineers who specialize in Florida's coastal high-rise stock. Contact Engineering Solutions to lock in your inspection before the calendar closes.

