



September 28, 2017

## **Fort Myers Condo to Sustain 160 mph Wind Speeds**

Prima Luce, LLC is planning and constructing a two-tower, 22-story waterfront condominium community, slated to break ground in the fourth quarter of this year, for future hurricanes that may impact the Downtown Fort Myers Historic River District.

The building structure has been designed to sustain 160 mph wind speeds, along with the site's land exposure to surrounding open space and adjacent buildings, via a certified engineering firm's wind tunnel simulation experiment. It exceeds the Miami-Dade hurricane code, which is the strictest code in existence. The experiment includes creating a physical, geometrical model of the site and buildings to scale, in addition to nearby properties within a one-mile distance of the development.

Through a series of tests that produce the natural wind environment in an enclosed space, the engineers can determine the wind forces that are applied to every surface of the building and design each surface accordingly. In turn, impact-resistant windows will be installed to resist missile objects of any size, as well as resist maximum glass deflection potentially caused by the wind's velocity.

"Just as we have always done with the nearby Beau Rivage, St. Tropez and Riviera, all of which held up beautifully and never lost electricity during Hurricane Irma, Prima Luce will be equipped with alternate power sources, as well as flood resistant barriers," said Robert A. MacFarlane, founding partner and principal of MacFarlane Grand Properties, Inc., Prima Luce's exclusive brokerage firm.

These barriers can resist storm surges up to FEMA's designed floor elevation. A power generator for both towers will also be within that flood resistant area, supplying electrical service during a code-established time frame. A hurricane evacuation plan has also been implemented for all residents of the community, if the area is deemed unsafe for an unexpected reason. The strategy includes a development location map, an internal street map with identified roads and access, property acres broken into phases with submerged property in mind, elevation, and proposed amenities.

"Two weeks ago, our buildings were considered some of the safest places to be in Southwest Florida, especially since they did not sustain water or wind damage," said Rebekah MacFarlane Barney, chief operating officer of MacFarlane Grand Properties and Prima Luce, LLC. "Campo Felice Retirement Living even served as a makeshift shelter for multiple national media representatives, contractors, employees and personnel vehicles. We guarantee that Prima Luce will be as or even more secure, safe and sound for all residents."

Now in the pre-construction phase, the 220-unit condominium will feature contemporary-transitional architecture that takes full advantage of Southwest Florida's natural beauty, as well as views of the Caloosahatchee River, and has people from all regions in mind. Prices range from the mid \$200s - \$1 million-plus.

The Prima Luce sales center is located at 2631 First Street, Fort Myers, FL 33916.  
Visit <http://www.primalucelife.com> for more information or to make a reservation.

(<https://www.businessobserverfl.com/press/detail/fort-myers-condo-to-sustain-160-mph-wind-speeds/>)