



# Case Study

L'Hermitage Condominiums, a luxury oceanfront high-rise in Fort Lauderdale, FL, installed a CMCE Lightning Suppression System to mitigate lightning-related risk to critical building systems by preventing lightning strike formation around the property.





# Property Overview

**Property:** L'Hermitage Condominiums

**Location:** 3100 & 3200 N Ocean Blvd, Fort Lauderdale, FL

**Building Type:** Luxury Oceanfront High-Rise

**Height:** 28–29 stories

**Units:** ~461 residences

**Year Built:** 1997–1998

Situated on the prestigious Galt Mile, L'Hermitage is a premier oceanfront residential community featuring two high-rise towers on approximately 10 acres of beachfront property.

## The Challenge

Like many coastal high-rise buildings in South Florida, L'Hermitage is exposed to:

- frequent lightning activity
- elevated strike probability due to building height
- sensitive rooftop and mechanical infrastructure
- increasing reliance on electrical and automated systems

For luxury properties of this caliber, even minor electrical disturbances can result in:

- HVAC system disruption
- elevator outages
- mechanical room failures
- resident dissatisfaction and operational risk

## The Solution

## **System Installed:** CMCE-120 Lightning Suppression System

Encore Land & Sea deployed a CMCE-120 to proactively address lightning risk by:

- balancing atmospheric electrical charge
- elimination of upward streamer formation
- minimizing conditions that lead to lightning strikes
- protecting critical building systems and infrastructure

Unlike traditional systems that react after a strike, the CMCE is designed to **prevent strike formation within the protected zone.**

## Installation Overview

- Installed on the side of the mechanical room-the highest rooftop point- to maximize protective coverage
- Integrated with existing building infrastructure
- Zero disruption to operations during installation
- Grounded to existing rooftop grounding system
- No power required to operate
- No operational management and very low annual maintenance

## Results & Benefits

### Operational Protection

- Reduced risk of lightning-related electrical disturbances
- Enhanced protection of HVAC and mechanical systems
- Increased resilience of building infrastructure

### Risk Mitigation

- Lower exposure to costly downtime and repairs
- Improved protection for residents and property assets
- Supports long-term asset preservation

### Strategic Value

- Demonstrates proactive risk management
- Aligns with modern building resilience strategies
- Adds value to a high-end residential property

## Key Takeaway

High-rise buildings like L'Hermitage are increasingly dependent on **sensitive electrical and automated systems.**

Traditional lightning protection systems attract and manage strikes—but do not reduce the likelihood of occurrence.

The CMCE Lightning Suppression approach introduces a **preventative layer of protection**, helping to mitigate risk before damage occurs.