



PLAZA TOWERS SOUTH CONDOS

CASE STUDY

CMCE LIGHTNING SUPPRESSION SYSTEM

CASE STUDY

Plaza Towers South Condominiums Protected with CMCE Lightning Suppression

Plaza Towers South Condominiums – Fort Lauderdale, Florida

Located directly on **Fort Lauderdale's Galt Ocean Mile**, Plaza South is a prominent oceanfront condominium community at 4280 Galt Ocean Drive. The property rises approximately 30 stories and includes more than 330 residences, offering residents direct beach access, ocean views, and resort-style amenities in one of South Florida's most established beachfront condominium corridors.

For a high-end residential property where building appearance, resident experience, and long-term asset protection all matter, lightning protection is an important part of risk management—especially in South Florida's storm-prone environment.

After experiencing a direct lightning strike that caused physical damage to the exterior of the building, Plaza South sought a more advanced approach to protecting the property from future lightning events.

The Challenge

The lightning strike demonstrated that direct lightning can create very real consequences for a high-rise condominium.

For an oceanfront residential property, a lightning event can potentially affect:

- Exterior building components
- Rooftop equipment
- Electrical and communication systems
- Elevators and building controls
- Resident safety and comfort
- Maintenance costs and property operations

Beyond the immediate damage, an event can also create disruption for property management teams and residents.

Plaza South needed a lightning protection strategy designed to address the risk before another direct strike could occur.



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The Solution

To eliminate the risk of future direct lightning damage, two CMCE-120 Lightning Suppressors were installed at the property.

The CMCE system takes a different approach from conventional lightning protection. Rather than relying on a network of lightning rods to receive a strike and conduct the energy to ground, CMCE Lightning Suppression is designed to prevent direct strike formation within the protected area.

The suppressors continuously interact with the surrounding atmospheric electrical environment, neutralizing the ionic conditions associated with upward streamer development and lightning attachment.

Together, the two CMCE-120 units provide broad-area protection for the condominium property while requiring significantly less visible rooftop infrastructure than a traditional lightning rod network.

High-End Protection for a High-End Property

For Plaza South, the solution needed to do more than protect the building. It also needed to complement the residential experience.

The CMCE-120 features a sleek, low-profile design that can be strategically installed without covering the roof with numerous air terminals and extensive conductor wiring.

That makes CMCE particularly well suited for luxury and oceanfront residential properties where architectural appearance is part of the value of the building.

Residents receive advanced lightning protection without substantially changing the visual character of the property.

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Project Results

Following the previous lightning-related exterior damage, Plaza South upgraded its lightning protection strategy with CMCE Lightning Suppression.

The installation provides:

- 2 CMCE-120 Lightning Suppressors
- Broad-area direct lightning strike suppression
- Continuous passive protection
- Reduced visible rooftop infrastructure
- Protection for the building, rooftop systems, and critical equipment
- A modern lightning protection strategy for residents and property management
- Greater protection against future lightning-related physical damage and disruption

The project demonstrates how luxury condominium communities can move beyond conventional lightning protection and adopt technology designed to prevent the direct strike from forming in the first place.

Key Project Facts

Property: Plaza South Condominiums

Location: Fort Lauderdale, Florida

Area: Galt Ocean Mile

Property Type: Luxury Oceanfront Condominium

Previous Issue: Direct lightning strike resulting in physical exterior building damage

Solution: CMCE Lightning Suppression

Installation: 2 CMCE-120 Lightning Suppressors

Objective: Prevent future direct lightning strikes and provide high-end protection for the property and its residents

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Protecting the Property – and the Residents Who Call It Home

For an oceanfront condominium like Plaza South, lightning protection is about more than protecting concrete and equipment. It is about protecting the residential experience, minimizing the risk of unexpected damage, and helping property managers maintain a safe, reliable building.

CMCE Lightning Suppression provides Plaza South with advanced protection designed to prevent direct lightning strike formation—safeguarding the property from the type of damage it had already experienced once before.

For condominium associations and property managers considering an upgrade to their lightning protection strategy, Encore Land and Sea can evaluate the property's exposure and develop a customized CMCE Lightning Suppression design.

