



PROJECT INFORMATION

The Prima Luce Property was purchased in March 2016 for \$4,375,000. Prima Luce LLC is the sole owner, led by Robert MacFarlane. The Prima Luce project has considerable support from the City of Fort Myers and accordingly will utilize a \$18,469,561 TIF from the City of Fort Myers that will be applied to the development of the site. Robert MacFarlane, in conjunction with excellent city government has been awarded five of the eight Tax Increment Finance Bonds ever awarded by the City of Fort Myers. The three towers adjacent to the Prima Luce site built by Mr. MacFarlane received \$2 million in TIF Bonds per tower.

DEVELOPMENT TEAM



Richard D. Miner of Patina Design Group, LLC has obtained over thirty years of professional experience in architecture and building construction. He is a leading adviser, skilled in architectural design and production methodologies of high-rise residential buildings and commercial structures. Recognized by his peers as a top

manager, his vast portfolio consists of projects, in total, valued at over \$500,000,000. As an expert in determining the means and methods of building construction as it relates to costs, he too is extremely knowledgeable of the regulations that govern land development and the constructability of a project. While spending decades producing documents for constructing many large commercial structures, Richard became specialized in Building Information Modeling (BIM) procedures in-order to enhance the quality control between all disciplines of the architecture and engineering production.

TITSCH ARCHITECTURE is the progression of Titsch & Associates, Architects Inc. established in 1962, offering complete architectural services for clients nationally as well as in the South Florida marketplace. The firm's vision is to build relationships by exceeding expectations. Delivering quality timely projects and consistently providing outstanding client service. Proficient work ethics engaged by Titsch Architecture form partnerships that last a lifetime.



Since 1998, **Barraco and Associates, Inc.** has been a leader in the planning, design and surveying of some of the finest projects in Southwest Florida. We work in partnership with public and private sector clients locally and regionally to help plan and design new developments and infrastructure for our ever-growing community. The multi-disciplinary staff includes engineers, site planners, surveyors, and LEED accredited professionals. Barraco offers clients an integrated service approach with a commitment to value and performance. Barraco & Associates diverse services and advanced capabilities take pride in supporting the success of their clients most challenging projects.



OCI Associates, Inc. has been serving clients for more than 30 years by providing mechanical, electrical (IT/AV), plumbing, fire protection engineering design, commissioning and construction administration. Founded in 1987 and headquartered in Orlando, with branch offices in Fort Myers, Miami, West Palm

Beach, Fort Pierce, Tampa, Washington DC and Dallas, TX. OCI offers a talented staff with extensive experience in the design of both new and renovation projects for Residential/Mixed-Use, Higher-Ed and K-12, Public/Municipal Facilities, Correctional, Medical, Industrial, Commercial Office, Retail, Sports and Governmental Facilities. OCI offers a wide variety of services including complete design, specification and construction administration of systems for heating-ventilating-and-air conditioning (HVAC); electrical systems including power, lighting, fire alarm, security, telecommunications and information transport systems; plumbing systems including medical gases; and fire protection systems for both high-rise and low-rise structures.



DEANGELIS DIAMOND

DeAngelis Diamond (DD) is an innovative, award winning, national construction management firm, specializing in 16 market segments. Our motto is "The Honor to Build." For it is an honor to be involved in this worthy profession for which we have a love and passion. DD considers it an honor that our clients entrust us to accomplish a great task on their behalf. DD is therefore committed to achieving their goals while making their experience enjoyable and successful. DD started out in 1996 as a small construction management firm and has grown rapidly into a well-known and respected leader in the construction industry with a highly diverse project portfolio. Today, DD has completed \$3.5 billion worth of construction projects throughout the United States and is a top ranked company in the Southeastern United States. Headquartered in Naples, FL, with additional offices in FL, AL, TN, and MI, DD employs over 180 team members. Our team members are the industry's most talented people who have helped mold the collaborative and innovative culture of the company. DD has received numerous awards including Builder of the Year Awards, Best Places to Work, Sand Dollar, Summit and Pinnacle Awards as well as annually being ranked on ENR's Top 400 Contractor's List, UF 100 and Inc. 5000



Inspired and stimulated by art, nature and the visual curiosities of both the everyday and the extraordinary, **Dwayne Bergmann** has been expressing his artistic side in home design for the past decade, breathing new life into outdated spaces. Mr. Bergman is an experienced executive coach, artist and designer, he is a young yet seasoned pro with a fresh approach to design. He is being sought out as one of the most creative options in the field of design/build

in the SWFL region. An artist by passion, he is the consummate problem solver, finding creative solutions to improve and impact clients' quality of life and work. Dwayne Bergman design demonstrates a multidimensional depth and understanding of unrestrained, undefined design. Dwayne wants clients of Dwayne Bergmann Interiors to walk into their home and feel as if they can't believe they get to live there.

SALES & MARKETING



The Prima Luce Sales Team is led by Executive Sales Director **Susan Yarab** of **John. R. Wood Properties**. Established in 1958 in Naples, Florida (just south of Fort Myers), John R. Wood Properties has continued to thrive over the past six decades, and holds the distinction of being #1 in Southwest Florida for units sold and sales volume. The company is the oldest brokerage in Southwest Florida and has 18 office locations across Lee and Collier Counties.

Prima Luce's **MARKETING DEPARTMENT** operates from the Prima Luce Sales Center & Offices in Downtown Fort Myers. All collateral, advertising and digital content is produced and published by an in-house marketing team.