

HomeDevco selects ONM&J as Structural Engineers on (OGSP) Design 'The Landmark' Brings Luxury High Rise Living To Palm Beach Gardens, Florida

Palm Beach Gardens, Florida - O'Donnell, Naccarato, Mignogna & Jackson (ONM&J) structural engineers, with offices in West Palm Beach and Orlando, announced recently that they have secured the design contract for Palm Beach Gardens only luxury high rise condominium, The Landmark, a trio of luxury Mediterranean-inspired condominiums developed by HomeDevco. The Landmark features 166 residences, from 1,870 sf to more than 5,000 sf, all within walking distance of Downtown at the Gardens.

Pricing for the residences is anticipated at from the \$450,000s to more than \$3 million. The project is the sister residential component to Downtown at the Gardens for Menin Development, a 336,400sf premier shopping and lifestyle destination project around a 20 acre lake, on the shared master planned site in Palm Beach Gardens, Florida.

Bill Mignogna, P.E., Principal of ONM&J Structural Engineers, states, "The Landmark, designed by architects, Oliver, Glidden, Spina & Partners (OGSP) is complex, completely custom designed for the site and the unique locale. It is Palm Beach Gardens' first and only high rise residential project to date.... From a structural standpoint, this project was an interesting challenge. We have long mastered the use of the transfer slab, the structural design innovation that allows us to provide the architect with clear sight lines, unfettered by columns.

Yet, in this project, the architect has some very unique features, such as the 'base' that connects the projects, the amenity bridge connection, the location of the parking garage, and the design of the structures themselves. In this instance, the architect is not simply interested in clear view through



design, but a more sophisticated expression of the spaces. The structures are articulated in a stepped fashion, culminating in a special top section—not the typical Penthouse, but almost a mini-luxury village unto itself. We have heard it called a 'wedding cake' design—interesting and spectacular."

John Glidden, OGSP partner, comments, "We appreciate the complexity of the design. We worked with the developers, HomeDevco and Menin on an overall superior quality level to the project. The three towers, two at 14 stories, and the center at 17 stories, are connected by a grand entrance lobby and private amenities."

Residents will receive a complimentary golf membership to PGA National Resort & Spa,



and enjoy other features such as a club room with lounge, bar and catering kitchen; a recreation resort pool deck with marketplace; and a theatre media room. There are nine residence floor plans, ranging from two to four bedrooms with two

1/2 to five 1/2 baths and three pent-houses with floor to ceiling glass and private terraces.

Cotleur Hearing, provided the land planning and landscape architecture for the entire project, both Downtown at the Gardens and the Landmark. Donaldson Hearing, Principal, comments on the project. "This project is major gathering spot, including luxury on a non-urban scale, a destination lifestyle living, working, shopping and dining experience, organized with a major park and lake as the focal point. The pedestrian bridge is key- it will be a featured destination spot on the site and a major bridge of connectivity between the living and entertainment elements." The twenty acre lake is a major project feature, and can accommodate both active and passive uses, whether art fairs, concerts or leisurely strolls after dinner. This pedestrian bridge connects the two aspects of the project across the lake."

This is a sophisticated concept in planning, allowing for CPTED (Crime Prevention Through Environmental Design) practices to fully operate—the safety comes through the design, rather than an application on top of the design."

The lifestyle destination center for Menin Development, Downtown at the Gardens, will include 336,400 sf of prime retail and specialty retailers new to the area,, a 3,200 seat, 16 screen Cobb Movie Theatre, a 42,000 sf Whole Foods Market, restaurants and Class-A office space, all bordered by a 20 acre lake and lakeside park featuring a stage and children's garden.

Downtown at the Gardens and The Landmark is scheduled to open in Spring, 2005.

