

HAVN RESIDENCES & YACHT CLUB

Palm Beach Shores, FL



AT&I Systems

ACCESS TECHNOLOGY & INTEGRATION

Location

HAVN Residences & Yacht Club is an exclusive waterfront community nestled in the intimate enclave of Palm Beach Shores, Florida — a place known affectionately as "The Best Little Town in Florida." The development features five three-story residential buildings comprising 36 spacious two and three-bedroom residences ranging from 1,823 to 2,662 square feet, all situated on 2.5 stunning waterfront acres along the Intracoastal Waterway. Residents share a shoreline with HAVN Yacht Club, one of the most sought-after marina destinations in the area, featuring 52 concrete fixed piers accommodating boats from 30 to 150 feet, a full-service marina, and a fully stocked marina store.

The community offers an exceptional array of amenities including a resort-style pool and hot tub overlooking the marina, exclusive beach access, a waterfront fire pit, an outdoor kitchen, a state-of-the-art fitness center, courtesy bicycles, paddleboards, kayaks, and a chauffeured golf cart for trips around town. With a shared property between HAVN Residences and HAVN Yacht Club — each serving their own distinct residents and members — managing access securely and seamlessly across multiple buildings, marina gates, and shared entry points is essential to maintaining the privacy, exclusivity, and safety that defines life at HAVN.

Challenge

Managing access across a property as expansive and multifaceted as this one requires a security infrastructure built for complexity. With five residential buildings, multiple marina gates, shared entry points between the condominium and yacht club, and a variety of amenity spaces, the need for a unified platform capable of handling the property's distinct and layered access requirements was clear.

The relationship between the condominium and yacht club added another dimension to the challenge — two separate entities sharing common entries, each with their own residents and members, requiring a system flexible enough to support individual databases while still allowing shared access where appropriate. Guest access was equally important, with residents expecting a modern, seamless way to welcome visitors without compromising the security or exclusivity of the community.

Leadership made the decision to invest in a comprehensive access control upgrade — one that could bring every aspect of the property's entry management under one intelligent, cloud-based platform.





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Solution

AT&I Systems designed and deployed a comprehensive Avigilon ALTA cloud-based access control system across the HAVN community, bringing all entry points and elevator control systems throughout the property under one unified, cloud-managed platform. All access control devices were rewired and centralized within each building, moving equipment out of exposed outdoor conditions and into a single, serviceable location — improving both reliability and long-term maintainability across the property.

Guest access was a key focus of the deployment. Video intercom readers were installed at key pedestrian entry points, allowing visitors to connect directly with residents through the Avigilon ALTA app from their smartphone. A QR code-based mobile directory was also configured, giving guests a seamless and intuitive way to reach the right home without any friction.

The marina vehicle gates were brought onto the ALTA platform in a way that allows the HAVN Yacht Club and HAVN Condominium to share entries while maintaining completely separate resident and member databases — giving each entity full independence within a unified system. Amenity spaces were also secured with appropriate access restrictions, ensuring that community facilities remain available exclusively to those who are authorized.

Results

The upgraded system gave HAVN Residences & Yacht Club a modern, centralized access control infrastructure capable of managing every layer of the community's complex needs from a single, easy-to-manage platform. Centralizing all access control devices into protected interior locations improved the reliability and long-term serviceability of the system across all five buildings, while the integration of both the condominium and yacht club onto the same platform — with fully separate databases — gives each entity the independence they need without sacrificing the convenience of shared entry management.

Residents now enjoy a seamless and sophisticated guest experience, with video intercom and mobile directory capabilities that reflect the premium standard of living HAVN promises. For a community built around the exclusivity and privilege of waterfront yacht club living, having an access control system that is as refined and intelligent as the residences themselves ensures that every resident, guest, and marina member can move through the property with confidence and ease.

