



Location

Key Colony is one of Key Biscayne's most recognized and prestigious residential landmarks — a private, gated beachfront community consisting of four independently operated condominium towers situated along the Atlantic Ocean in Miami, Florida. Built between the late 1970s and early 1980s, the four communities — The Tidemark, The Oceansound, The Emerald Bay, and The Botanica — together comprise 1,179 condominium units spread across more than 65 acres of lush tropical landscaping. Residents enjoy an exceptional array of resort-style amenities including a private beach, tennis courts, swimming and recreation pools, and miles of scenic walking paths, all framed by the community's iconic pyramid-style architecture and breathtaking views of the Atlantic Ocean and Biscayne Bay.

With nearly 5,000 residents across four towers, several thousand guests passing through daily, and a sprawling 65-acre property that spans beachfront access, multiple recreational zones, parking areas, and shared amenities, maintaining comprehensive security across Key Colony is an extraordinary undertaking that demands a sophisticated, unified approach.

Challenge

Managing security across a 65-acre oceanfront property with four independently operated towers is no small undertaking. With thousands of residents and guests moving through the community daily — across the beach, pools, tennis courts, front gates, and building entrances — the need for a unified platform capable of providing consistent visibility across the entire property was clear.

The beach perimeter presented a unique challenge. With direct ocean access spanning the length of the property, the community needed a reliable way to monitor activity along the waterfront and maintain awareness of who was entering the property from the beach. Without a modern, AI-driven platform tying all four buildings and their surrounding spaces together, maintaining proactive oversight across a community of this scale was a challenge that leadership was ready to solve.





KEY COLONY HOA
Key Biscayne, FL

Solution

AT&I Systems partnered with Key Colony to design and implement a comprehensive, community-wide security upgrade built on the Avigilon ALTA cloud platform — unifying all four towers and their surrounding amenities under a single, centralized system for the first time. Existing cameras from across the property were integrated into the new platform, with new cameras strategically added across the beach, pools, tennis courts, front gates, and building perimeters to ensure complete, gap-free coverage throughout the community.

The beach perimeter received particular attention. Camera infrastructure was purpose-built along the full stretch of ocean-facing property to monitor beachfront access and detect individuals entering the community without authorization — ensuring that the property's most open and vulnerable boundary was covered with the same level of intelligence as every other zone on the property.

AI-powered analytics were deployed throughout, giving the security team the ability to detect unusual activity and receive real-time alerts across the entire community. Access control was implemented across all four towers and key shared amenity spaces, with everything operating on the Avigilon ALTA cloud platform — giving management one intuitive interface to monitor and respond across the full property at any hour.

Results

The upgrade transformed Key Colony's security infrastructure from four disconnected systems into one cohesive, intelligent platform capable of protecting a community of this scale. For the first time, management has complete visibility across all four towers, the beach perimeter, pools, tennis courts, front gates, and shared amenities from a single centralized interface — dramatically simplifying day-to-day operations and improving response times across the board.

AI-powered analytics provide continuous, proactive monitoring across the entire property, detecting unusual activity, flagging perimeter intrusions from the beach, and delivering real-time alerts that allow staff to get ahead of situations before they escalate. With access control unified across all four buildings, standardized credentials and consistent security policies are now in place community-wide. The result is a modern, scalable security infrastructure that protects nearly 5,000 residents and their guests with the level of sophistication and reliability that a landmark community like Key Colony deserves.

