



MINTO COMMUNITIES
Westlake, FL

Location

Westlake is a master-planned city located in the heart of Palm Beach County, Florida — developed from the ground up by award-winning builder Minto Communities with a vision to create a thoughtfully crafted, all-new community that embraces the best of modern Florida living. Spanning more than a dozen distinct neighborhoods, Westlake offers townhomes, single-family homes, and estate homes for first-time buyers, growing families, and empty-nesters alike. The community features a large Adventure Park with a lagoon pool, tower slide, BMX pump track, bocce courts, basketball courts, a dog park, and an outdoor concert pavilion, along with a future Town Center designed to serve as the social and commercial heart of the city.

With more than a dozen distinct neighborhoods, multiple gated entry points, thousands of residents, and a community built around an active, connected lifestyle, establishing consistent, reliable, and professionally managed gate and security infrastructure across every neighborhood is essential to delivering the safe and welcoming environment that Westlake promises its residents.

Challenge

As Westlake continued to develop and new neighborhoods came online, each community required its own fully operational gate and entry system — purpose-built for the unique layout, volume, and aesthetic of that neighborhood. Coordinating the installation of gate operators, RFID readers, telephone entry units, cameras, and emergency access devices across multiple active construction sites, while meeting city and county permitting requirements and aligning with Minto's builder timeline, presented a complex and ongoing logistical challenge.

Each entry point needed to be not only functional and secure, but also visually consistent with Westlake's high design standards — requiring custom fabricated gates and finishes that reflected the community's identity. Without a trusted partner capable of managing the full scope of gate infrastructure, technology, and permitting across an entire master-planned city, delivering a consistent and polished result at every neighborhood entry would have been an enormous undertaking.



Solution

AT&I Systems serves as Westlake's dedicated gate and entry security partner across its growing portfolio of neighborhoods, delivering fully turn-key gate installations at each community entry point from design through permitting and commissioning. At each neighborhood, AT&I installs custom fabricated aluminum swing gates featuring custom-designed emblem inlays, finished in Westlake's signature branded color — bringing a distinctive, branded look to every entry that reflects the quality and character of the community.

Each installation includes gate or barrier operators with reliable vehicle detection, a cloud-based telephone entry system for resident and visitor communication, and a long-range RFID reader with windshield-mount tags distributed to residents for seamless, hands-free entry. Emergency access is provided at every entry through devices that ensure first responders can access the community at any time. High-resolution cameras are installed at each gate, providing surveillance coverage of all entry and exit activity. All custom posts, pedestals, and equipment enclosures are fabricated and finished to match, ensuring a cohesive and polished appearance throughout. AT&I handles all permitting submissions to local fire and city authorities, coordinating directly with Minto's construction team and electricians to ensure every installation is completed on schedule and to spec.

Results

The partnership with AT&I Systems has allowed Westlake to deliver a consistent, high-quality, and fully operational gate and entry experience across every neighborhood in the community. Each entry point reflects Westlake's brand and design standards while providing residents with the convenience of hands-free RFID access, cloud-based visitor management, and the confidence that their neighborhood is properly secured and monitored.

With AT&I managing the full scope of gate infrastructure across all communities under one trusted relationship, Minto and Westlake's property management teams can rely on a single, experienced partner to handle every installation, permit, and service need as the city continues to grow. For a community built on the promise of something better — a true city designed for the way people want to live today — having a security and entry infrastructure that matches that vision at every neighborhood gate is exactly the standard AT&I delivers.

