

AVENIR LIFE

Inside: The Latest on
Avenir Living —
and a Look Ahead at
the Town Center





Welcome to Our Premier Issue AVENIR LIFE

Welcome to the inaugural issue of Avenir Life, a magazine created to celebrate the people, places, and possibilities that make our community extraordinary. Inside, you'll find stories of neighbors who are shaping life at Avenir, features on the area's most exciting amenities and attractions, and a showcase of the visionary builders bringing new homes to life. Whether you're a longtime resident or just discovering Avenir, this first edition offers a window into the lifestyle, connection, and spirit that define our growing community.

NORTHLAKE BOULEVARD AND AVENIR DRIVE, PALM BEACH GARDENS, FLORIDA 33412

AVENIRPBG.COM

AVENIR LIFE

Welcome to Avenir

The Best of Palm Beach Gardens

Coral Isles by Kenco Communities

Mark Your Moments: WHAT'S HAPPENING AROUND AVENIR

Events exclusively for communities affiliated with and contributing to the Blue Heron Clubhouse include recurring activities:

- Weekly fitness classes
- Tennis/pickleball lessons & clinics
- Swimming lessons
- Kids' art classes
- Music classes

Specific Events

December

- Dec 03, 2025 | 6:00 PM – Family Game Night "Survey Sayz"
- Dec 10, 2025 | 6:30 PM Cyber Security Scams
- Dec 13, 2025 | 11:00 AM Snow Topia Carnival
- Dec 17, 2025 | 6:00 PM – Family Game Night: Jukebox Bingo!

January

- Jan 03, 2026 | 6:00 PM Rolling into 2026!
- Jan 09, 2026 | 3:00 PM Decorate a Pickleball Paddle!
- Jan 13, 2026 | 11:00 AM Card & Game Social Luncheon
- Jan 17, 2026 | 6:00 PM Experience a Night of Aerosmith!
- Jan 22, 2026 | 3:00 PM – 7:00 PM Food Truck Night ~ G's Hibachi is Back!
- Jan 24, 2026 | 9:00 AM Coffee & Friends
- Jan 28, 2026 | 6:30 PM Dementia vs. Alzheimer's: Understanding the Difference

February

- Feb 06, 2026 | 7:00 PM Latin Night
- Feb 07, 2026 | 9:00 AM Shredding Event!
- Feb 21, 2026 | 6:00 PM Experience a Night of KISS!
- Feb 25, 2026 | 6:30 PM Understand the Power of AI and ChatGPT
- Feb 28, 2026 | 9:00 AM Coffee & Friends

Sandhill Crane Golf Club & The Nest Par 3 Events

The Nest Par 3 & Casey's Café

- Saturday Brunch & Live Music Every Second Saturday, 11:00 AM – 2:00 PM
- Football Sunday Bay Play Special – Every Sunday, 1:00 PM – Close (NFL Regular Season)

Sandhill Crane Golf Club

- Christmas Day Shotgun Thurs, Dec 25, 2025 | 9:00 AM



AVENIR

THE FUTURE OF LIVING HAS ARRIVED

IN THE HEART OF PALM BEACH GARDENS

A bold new community is redefining storm-ready infrastructure and beautiful green spaces. With easy access to life's necessities, it sets new standards for master-planned living.

A NATURAL STARTING POINT

Unlike many South Florida developments, Avenir began with a simple philosophy: build responsibly. At its core is a 2,400+ acre nature preserve with winding trails and native landscapes. This green heart gives residents daily access to authentic Florida and a genuine connection to the land.

Here, green space is not decorative, but essential. Homes overlook open landscapes, neighborhoods connect by pedestrian paths, and wildlife thrives in protected corridors. The result is both grounding and inspiring - proof that luxury and nature can flourish together.



BUILDING FUTURES CLOSE TO HOME

Avenir's new charter school, Somerset Academy is a K5 public charter school that can accommodate up to 600 students and offers a core curriculum based on a foundation of early literacy.



DESIGNED FOR MODERN LIVING

Avenir is large in scale but human in feel. Distinct neighborhoods and enclaves cater to different lifestyles, from seasonal escapes to family estates, with participation from respected builders such as Akel Homes, DiVosta, GL Homes, Kenco Communities, Kolter Homes, and WL Homes. Every Avenir resident will enjoy high-quality finishes, contemporary layouts, and features that matter most for today's lifestyle, from energy efficiency and smart home tech, to covered outdoor living and dedicated workspaces.

THE TOWN CENTER

Like the preserve, Avenir's Town Center is central to its identity. Anchored by Publix and complemented by a wide selection of shops and restaurants, it offers convenience with a curated, local

feel. Accessible by golf cart or on foot, it is a social hub where daily life intersects with leisure. Future plans include expanded dining, wellness, and cultural programming that will make Town Center a regional draw.

STORM-READY & SUSTAINABLE

In Florida, resilience is essential. Avenir was engineered to be storm-ready from the start. The entire community sits at least 20 feet (NAVD) above sea level and well inland. Each home is designed to meet or exceed the stringent provisions of Palm Beach Gardens' building code. Utilities are buried underground, drainage systems are engineered for heavy rainfall, and backup systems ensure continuity. In fact, Avenir can proudly say it's one of Florida's most hurricane-ready communities.

THE FUTURE HAS ARRIVED

In a region defined by rapid change, Avenir stands apart for its long-term vision. It shows what's possible when builders, planners, and civic leaders align around quality of life. With its vast nature preserve, diverse neighborhoods, and forward-thinking infrastructure, Avenir is more than a community. It's a generational landmark.

To our visitors, welcome. To our residents, welcome home. There's no place like Avenir.



Welcome to AVENIR

WHERE AMENITIES ARE A WAY OF LIFE

More than a collection of homes, Avenir redefines what it means to live well in South Florida. At its heart are two pillars: a vibrant Town Center and an array of thoughtfully designed amenities that make wellness, sustainability, and resilience a part of daily life.



RECREATION FOR EVERY LIFESTYLE

What makes Avenir especially distinctive is its two-tiered approach to recreation. Residents enjoy access to beautifully designed clubhouses, complete with pools, fitness centers, and gathering spaces. These shared amenities provide both convenience and a sense of community, just steps from home. Families can spend weekends at the pool, neighbors can meet up in lounge areas, and active residents have access to tennis, pickleball, and state-of-the-art gyms tailored to their community.

Layered onto this neighborhood scale is the broader amenity plan for all of Avenir. Shimmering lakes and open space, miles of walking and biking trails, expansive parks, and activity lawns connect communities together and to nature. Residents enjoy the intimacy of their own clubhouses while also sharing in the energy and variety of the larger master plan — a lifestyle that feels both private and connected at once.





THE TOWN CENTER HAS BEEN CAREFULLY MASTER-PLANNED TO BECOME A BUSTLING HUB OF ACTIVITY AT AVENIR.

Welcome to AVENIR

A LANDMARK IN THE MAKING

Approved for 200,000 square feet of retail and office spaces, Avenir's Town Center is walkable, bike-friendly, and beautifully designed. It's a place where everyday errands and extraordinary moments live side by side. This immersive destination blends shopping, dining, education, recreation, and

social spaces into one convenient setting. Sidewalks invite foot traffic, plazas encourage outdoor seating, and every element – from lighting to landscaping – is designed with both form and function in mind. Everything at Avenir is designed to encourage connection and convenience.



DUBBED THE “HEART OF AVENIR”

The Town Center will have over 200,000 square feet of retail space that offers a curated selection of unique, exciting, and purposeful shopping opportunities. The current list of tenants includes:

- Publix and Publix Liquor
- Walgreens
- Venetian Nail Spa
- Kitchen Restaurant (new location)
- Field of Greens
- Carmela Toast and Coffee Bar
- Man Cave Barber Shop
- H&H Bagels
- Taki Kappo Omakase
- Velocity Community Credit Union
- Miles Art Gallery
- Marciano Optique
- Smoke and Maple Restaurant
- Kevin James Salon
- Seppe Pizza Bar
- deFabrique Aesthetic Dentistry
- Mr. Golf Cart
- Sloan's Ice Cream
- Go N Postal
- and more on the way...

Welcome to AVENIR

GOLF

BEYOND EXPECTATION

For golf enthusiasts, Avenir is surrounded by premier public courses and practice facilities just minutes from home.

Located directly next door, the **Sandhill Crane Golf Club in Palm Beach Gardens** offers 6,500 yards of play amid southern pines, palms, and marshland. It is the only golf course in Florida that winds through the pristine wetlands of the **Loxahatchee Slough**.

The Champions Course, a par-72 layout redesigned by Dusenberry Design and updated with all-new irrigation in 2013, provides a memorable round for players of every level. Off the course, the 22,000-square-foot clubhouse includes event spaces and **The**

Dancing Crane restaurant, where guests can enjoy sweeping views of the greens, the surrounding nature preserve, and the wetlands. Golfers of all ages can take advantage of a full range of programs, from junior camps and clinics to private lessons for adults.

Adjacent to the club, **The Nest** provides a brand-new practice and social experience unlike anything else in the region. This par-3 course includes a signature 19th hole with an island green, creating both a challenge and a destination. The complex also features a sprawling 30,000-square-



foot putting green, and a two-story, 60,000-square-foot driving range with 18 covered hitting bays powered by Trackman technology, plus 20 additional open-air bays.

The Nest's clubhouse enhances the social side of the game with multi-purpose rooms, a conference space, two bars, and **Casey's Café** for casual dining. Together, **Sandhill Crane Golf Club** and **The Nest** redefine public golf in Palm Beach Gardens-delivering top-tier play, practice, and lifestyle opportunities right in Avenir's backyard.

Panther National Golf Club brings a new dimension of elite golf. The 18-hole championship course, designed by Jack Nicklaus in partnership with Justin Thomas in his design debut, offers steep elevation changes and dramatic vistas rarely seen in South Florida. From its longest tees the course stretches to 8,000 yards, yet it also scales down to 4,500 yards, making it as playable for everyday golfers as it is challenging for experts.

Panther National complementing the main course is the short-course "Panther9," a par-3 nine-hole layout (90-150 yards) with an island green inspired by the famous 17th at TPC Sawgrass. **Panther National**.

Additionally, the club features world-class practice facilities: extensive full-swing and short-game training areas, a putting course called "**The Cub**," and a performance training center with cutting-edge technology for golfers seeking serious improvement.

Panther National. The result is a full spectrum facility that suits both the casual enthusiast and the dedicated player alike.

WELLNESS

WITHOUT THE COMMUTE

Beyond its many lifestyle amenities and daily essentials, the Health Park adds another layer of convenience to life at Avenir in the form of a major medical hub.



Phase one includes a 53,000-square-foot hospital with inpatient beds and emergency services, along with nearly 75,000 square feet of additional medical offices. From primary care to specialty physicians, the Health Park places high-quality healthcare within easy reach.

AVENIR WELCOMES PALM BEACH GARDENS FIRE STATION 6

Adding to the community's unmatched amenities and everyday conveniences, the newly opened Fire Station 6 is now operating out of Avenir-bringing faster emergency response and peace of mind right to residents' doorsteps.

TAKE A LOOK AHEAD

As of fall 2025, construction is advancing rapidly. Publix, and other tenants are taking shape in the Town Center, while infrastructure and facilities move steadily toward completion. Together, Avenir's incredible mix of amenities creates a blueprint for modern living in South Florida - a place where residents can live, learn, work, shop, play, and flourish in one exceptional location.



THE BEST OF PALM BEACH GARDENS

Golf & Recreation



PGA National Resort: A premier destination for golf enthusiasts, featuring five championship courses, including the renowned "Bear Trap." The resort also offers a luxurious spa and dining options.

Sandhill Crane Golf Club: The proud home of two excellent golf courses. The par-72 Champions Course was redesigned and renovated by Dusenberry Design's golf course architects in the summer and fall of 2013.

The Nest Par 3 is the newest addition. Showcasing the work of Nicklaus Design, the course opened in the summer of 2023.

Palm Beach Gardens Tennis & Pickleball Center: Boasting 20 lighted tennis courts and dedicated pickleball courts, this facility caters to players of all skill levels.

Nature & Outdoor



Loxahatchee Slough Natural Area: A vast 12,841-acre reserve ideal for hiking and biking, featuring diverse ecosystems and wildlife viewing opportunities.

Frenchman's Forest Natural Area: Spanning 158 acres, this area offers well-maintained walking trails through various ecosystems, including pine flatwoods and mangrove swamps.

Sweetbay Natural Area: A 1,094-acre protected area of wetlands and pine flatwoods that provides sanctuary for various wildlife species.

Shopping & Entertainment



The Gardens Mall: A luxurious shopping center featuring over 150 stores, including Nordstrom, Macy's, and Apple, along with a variety of dining options.

Downtown Palm Beach Gardens: An open-air shopping and entertainment district with a picturesque lake, live music on weekends, and diverse restaurants.

PGA Commons: A vibrant area offering a mix of boutique shops, art galleries, and trendy eateries, perfect for a leisurely afternoon or evening out.

Dining Highlights



Culinary & The Parched Pig: Chef Tim Lipman crafts delicious dishes using locally sourced ingredients, offering a true farm-to-table experience.

Stage Kitchen & Bar: Chef Pushkar Marathe brings his Indian heritage and global culinary expertise to create innovative dishes in a lively setting.

Arts & Culture



Borland Center: A venue hosting various cultural events, including fundraisers, piano recitals, and art exhibitions.

Cathedral of St. Ignatius Loyola: A modern architectural marvel and the seat of the Diocese of Palm Beach, offering spiritual services and community events.

Water Activities



Peanut Island Park: A popular spot for snorkeling, kayaking, and enjoying the sun on sandy beaches, accessible via a short boat ride.

Lacuna Tours: Offers private boat tours exploring the area's dramatic waterways, including Jupiter Island and Peanut Island, with options for snacks and beverages on board.

Explore, Indulge, Unwind.



Coral Isles at **AVENIR**

 Kenco Communities
at AVENIR

ESTATE LIVING, LARGER-THAN-LIFE LUXURY

At Coral Isles by Kenco Communities, exclusivity meets resort-inspired living.

For over thirty years, Kenco Communities has set the standard for luxury estate homebuilding in the Palm Beaches, delivering more than 5,000 remarkable residences throughout South Florida's most exclusive addresses.

As a respected, family-owned builder and developer renowned for quality, innovation, and individualized service, Kenco's legacy shines in landmark communities such as Mirabella, Mirasol, Addison Reserve, BallenIsles, and now Coral Isles at Avenir—where each home reflects uncompromising craftsmanship and contemporary style. Estate homes at Coral Isles range from approximately 3,200 to over 6,000 square feet of air-conditioned living space, offering three to six bedrooms, multiple baths, and up to four-car garages. These one- and two-story

homes are crafted as showcases of refined luxury with superior finishes and thoughtful design that define modern elegance. Residents enjoy expansive, open-concept floorplans with soaring ceilings, dramatic windows, and light-filled living spaces that seamlessly blend indoor and outdoor environments. Chef-inspired kitchens include elegant cabinetry, quartz countertops, full-height backsplashes, and premium appliances, while spa-like master baths are adorned with freestanding soaking tubs and

designer fixtures. Homesites feature generous quarter-acre lots, perfect for private pools, outdoor kitchens, and lush landscaping that create true sanctuaries for sophisticated living.

There has never been a better time to experience the new benchmark of luxury that only Kenco Communities can deliver. Securing your place in Coral Isles means elevating your lifestyle at a South Florida address where exclusivity and craftsmanship come standard. Quick-occupancy estate homes are available now.



AVENIR LIFE

Coral Isles Residents **INTERVIEW**

Kenco Communities
at AVENIR

JEFF CORNISH

"WE'RE LIVING THE DREAM"

When Jeff Cornish and his fiancée Joy first toured Coral Isles, they envisioned its potential and chose a premium lakefront lot. "We weren't going to do that at first, but now we're so glad we did," Jeff says. "Buying new is a better deal."

They selected Kenco's Dominica floor plan-5,322 air-conditioned square feet with five bedrooms, 6.5 baths, a loft, club room, and three-car garage. Their goal was to create a welcoming retreat for family and guests, with private bathrooms in every room. "We wanted a home like a hotel, so everyone has their own space," Jeff explains.

The couple spent days at Kenco's design center customizing their home with upgraded finishes, a rainhead shower, and smart features. Their outdoor oasis includes a pool, putting green, and full summer kitchen. "We practically live out there," Jeff says. "It's unique for people and a big hit with guests."

Inside, the expansive great room is perfect for gatherings, including their annual Super Bowl party. They also love Avenir's clubhouse, lap pool, and proximity to golf. "We've met a lot of nice people. It's a good group," Jeff adds. "We're living the dream."



DOMINICA MODEL



AVENIR LIFE



ANTIGUA MODEL

ROBYN LEVY

"IT'S A GREAT PLACE TO LIVE"

Robyn Levy and her husband moved from New York to Coral Isles, purchasing their home sight unseen with confidence in Kenco's reputation. As a realtor, Robyn recognized the builder's quality immediately. "They were very easy to work with and quick to fix issues," she says.

Their Antigua model offers 3,247 air-conditioned square feet on one level with four bedrooms and four baths,

set on a spacious quarter-acre lot. They added a summer kitchen, pool, and upgraded flooring, but found Kenco's standard features already high-end. "They gave us a lot, so there weren't many upgrades," Robyn notes.

Robyn loves the open layout, large kitchen island, and backyard pool. "It's nice that the bedrooms are on the other side of the primary suite,"



she says. She stays active with walks, while her husband bikes around the community. Both enjoy the resort-style clubhouse pool and fitness center.

The welcoming atmosphere has been a highlight. "Everyone is friendly," Robyn says. "It's a great place to live." With three adult children nearby, she feels Coral Isles was the perfect fresh start in the Florida sunshine.



In the heart of Palm Beach Gardens, a bold new community is quietly redefining what it means to live well in South Florida. Set across more than 4,752 acres of pristine land - nearly half of it dedicated to a nature preserve - Avenir is not just a real estate development. It's a future-forward vision for residential life, where nature, design, and innovation work to elevate every aspect of daily living.



AVENIR

