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In This Issue

INDUSTRY NEWS: KEEPING THE WORKSITE SAFE

GOVERNMENT NEWS: RE-ESTABLISHING CREDIBILITY

REALTOR PERSPECTIVE: HOW'S THE MARKET?

Developer Nathan Collier of Paradigm Properties (left) and builder Stefan Davis of Davis & Sons Construction Co. LLC at the Enclave



The Enclave Better Than Home



From the back of the apartment buildings there is a view of the main lake. Between the lake and the buildings will be the jogging path.

The Enclave

Better Than Home

By David Greenberg

Photography by David Johnston, Johnston Photography

When Nathan Collier and the team at Paradigm Properties started planning phase two of Gainesville Place, they wanted to create something that was as nice as it was back home.

The acquisitions, development and construction arm of Paradigm Properties, Collier Enterprises of Gainesville, Inc., working with Davis & Son Construction Co., was tasked with making Collier's vision a reality.

Judging by the results of what is now known as the Enclave, not only did they succeed, they may have done themselves one better – creating something that is better than it was at home.

Paradigm Properties is the largest

owner/manager of apartment communities in North Central Florida. The company has been creating distinctive communities for a quarter century. Starting in property management with a duplex in College Park, Paradigm Properties has grown, and now has two additional divisions – Collier Enterprises, which is dedicated to property development, and Collier Construction.

The Enclave is being built for Paradigm by Davis & Sons Construction Co. LLC, located in Newberry. Currently run by Stefan Davis, the company was founded in 1975 by his father, Ronnie.

Davis & Sons has broad experience in multi-family housing, and in the late 1980s

became involved in student housing, development and construction, and has recently done some high-rise condominium construction in Biloxi, MS and Fort Lauderdale.

Ronnie C. Davis formed the company in 1975. Stefan Davis joined the firm in May 1988 and purchased the company in July 2000. All told, Davis estimates that the company has built more than 14,000 units. These include buildings that range from single story to 22 stories. These complexes were designed for affordable, student and market rate housing in addition to condominiums. So Davis certainly brings to the table the kind of experience Paradigm was looking for with the Enclave.



Carl Cataudella, Collier Enterprises' director of development, and Stefan Davis, the Enclave's builder, meeting in front of the development's clubhouse.

Experience Dating Back to the Early '90s

Since the early 1990s, Paradigm has developed at least one apartment project every year, and that has prepared the company to take on a project like the Enclave.

All the design principles that have guided Paradigm over the years came into play in the development of the Enclave. Paradigm is providing a superior living experience for their residents, through the use of innovative floorplans, quality materials and first-rate workmanship. The company is creating aesthetically pleasing buildings that contribute to the beauty of the community, and increase property values. Paradigm also successfully designs projects that foster a sense of community and encourage human interaction.

And the Enclave goes a step beyond all that

"The Enclave is different from any of our past ventures," said Carl Cataudella,

Collier Enterprises' director of development. "First, it is the largest project we have ever undertaken. But it is much more than that. We were able to incorporate all our design principals, plus some of the industry's finer finishes and amenities onto one 40-acre site."

Located at 3000 SW 35th Place in Gainesville, the first units of the Enclave will be ready for fall occupancy. An additional 1,200 units will be ready later in the year, said Cataudella. The primary target market is students.

"We constantly seek to raise the standards in all of our projects, especially in our own backyard," he said. "We have included upgrades as standard items that are uncommon in multifamily rental developments. They include fully-equipped kitchens with granite countertops, marble, custom cabinetry, ice makers, flat-screen TVs in every kitchen, washer and dryer in every unit, walk-in closets, screened-in porches, and vaulted ceilings. Additionally, pets are welcome at

The Enclave. Our goal is to bring the students into something that is as nice as the homes from which they came."

The luxurious countertops, marble and cabinetry are just the beginning of the unique amenities at the Enclave. Other features include free tanning, a resort-style pool, wireless poolside, a fitness center, a covered basketball pavilion, a Jacuzzi, fully equipped kitchens, a clubhouse with plasma TV, billiards, and ping-pong, fitness center for 20 people and business center. There is also a direct bus route, with three bus stops, that runs through the property to the University of Florida.

The pool-amenity area is 25,000 square feet, with more than 3,000 square feet of that for the pool itself, including a water volleyball court, a beach entrance, a pass-over bridge and two waterfalls. The basketball pavilion and clubhouse are tied into the pool deck.

But with Paradigm's experience managing and building properties primarily for student use, Collier felt there

was one more feature needed to make the Enclave unique.

“One of Nathan’s goals is to build what we refer to as quiet communities,” said Cataudella. “We did some distinctive things in terms of sound insulation. The typical rating for soundproofing is between 25 and 40 percent. At the Enclave that percentage climbs up to between 62 and 68 percent. Nathan wants his company known as the quiet company. That’s what we are building here. On one side, a student can be jamming to his music. On the other side, the student doing his or her studying won’t have to listen. And that is true even if they are in the same apartment.

“Additionally, there are upgraded finishes, including the three-centimeter, granite countertops throughout the units and ceramic tile in the kitchen and bath areas,” he said. “There is far more attention to detail than in the typical student residence. We built a spectacular pool and recreation area overlooking a beautifully peaceful lake. We also preserved a substantial number of Heritage Oaks throughout the property.

Gainesville Natives

Davis says it was only natural for him to work with Collier on the Enclave.

“Like Nathan, I was born in Gainesville,” he said. “We have known each other for quite a while, and have worked together on some joint-venture development deals in the past. It was just an evolution from there for us to start doing construction for him.”

Davis says that, while he has worked with Collier before, the Enclave is unique. In addition to students, he says, the Enclave will attract young professionals who prefer the convenience of this kind of setting to a private home.

“Nathan really put an emphasis on this project,” he said. “We did some distinctive things in terms of sound insulation. There is, as Carl said, the noise-abatement insulation in the walls, floors and ceiling assemblies. Nathan wants his company known as the quiet company.

Cataudella says that making all these upgrades standard features helps assure that the Enclave will have value for years to come.



The Enclave’s entire 40-acre site, including the preservation areas

“These niche items will make it preferred long after it is no longer new,” he said. “The big question with a project like this is not what it is like when it is new, but whether it will still be preferred three years from now.”

And he says working with a builder like Davis is the perfect situation for Paradigm at the Enclave.

“With a construction arm, we can do our own building,” Cataudella said. “But it is easier to manage new development when there are companies like Davis & Sons who have an expertise in multi-family construction. This is a 12-month, turnkey project for us. By outsourcing the development portion, we do not have to keep a huge staff, and we are dealing with experts.”

Ground was broken on the first phase of the 40-acre Enclave in mid-August 2007, and it will be completed in May. That will include the clubhouse and the first three residential buildings – one of them 36 units, another 32 and the third one 30 – all built in a courtyard fashion. The buildings include two-bedroom, three-bedroom and four-bedroom units.

Renting by the Unit

Unlike most of the other student developments which rent by the bed, the Enclave

rents by the unit.

“Our main target audience is the students who have already been here, and know who they want to live with, and who they don’t want to live with,” said Cataudella. “And as Stefan said, we are looking at graduate students. Because of the growth at Shands, many of them are staying, and starting their careers here. They are looking for the right amenities, and they certainly don’t want to deal with either a private home or a by-the-bed community.”

While some people may think that with all these amenities, the students will never want to leave to go to school, Cataudella says the Enclave is exactly the kind of place parents want for their children.

“The parents like these tight communities,” he said. “With four property managers and a 1,400-square-foot business center complete with computers and conference tables, students can find space to study alone or work in groups. Studies have shown that students learn more effectively in group environments. If we can keep them entertained at home, it is more likely that they will stay there. Parents enjoy that because it is safer.

To learn more about the Enclave, go online to www.enclaveuf.com. **E**