

From the Jacksonville Business Journal:

<https://www.bizjournals.com/jacksonville/news/2024/08/13/developer-outlines-timeline-for-expansion.html>

SUBSCRIBER CONTENT:

Commercial Real Estate

Developer outlines timeline for expansion of St. Augustine marina




Image: Bulls Dixon Companies

A rendering of the expansion project at Cat's Paw Marina in St. Augustine.

BULLS DIXON COMPANIES



By [Stuart Korfhage](#) – Daily Editor, Jacksonville Business Journal
Aug 13, 2024

 Listen to this article 3 min



After receiving a favorable [ruling from the St. Augustine Planning and Zoning Board in June](#), Cat's Paw Marina, one of the Bulls Dixon Companies, announced recently that it is ready to move forward with its expansion plan.

Cat's Paw Marina purchased an additional 11.5 waterfront acres, adding to its current 8.5-acre dry stack marina location on the San Sebastian River for the expansion.

According to county records, Bulls Dixon recently purchased two parcels of land in the area through the BDEP Freedom LLC. It paid \$5.9 million for about 3.5 acres in a deal that closed Aug. 9.

In another transaction that closed Aug. 8, it purchased three parcels near the water – just more than 2 acres – for \$3 million.

just more than 3 acres — for \$5 million.

According to a release from Bulls Dixon, phase one of the three-phase project will expand the marina from a 178-boat dry stack facility with fuel service to a 20-acre dry stack marina with 114,000 square feet of boat barn storage serving 500 boats up to 45 feet in length.

The expansion also adds transient boat dock space and incorporates a new waterfront restaurant built by the owners in 2023 and expected to open in late 2024.

The waterfront drop zone will be renovated and have 2,100 linear feet of staging docks. It also adds 78 self-storage units suited for fishing tackle and supplies. Phase one is expected to begin construction in October 2024 and be completed by June 2025.

Phases two and three will incorporate a third barn and 85,000 square feet of flexible commercial space to be developed at a later date. Approximately 10 acres of waterfront are available for development partners.

“As a local boater myself, it’s exciting to be a part of the growth of the Northeast Florida marina community and serve more boating and fishing enthusiasts moving to our area,” said Gayle Bulls Dixon, founder and managing partner of Bulls Dixon Companies, in the release.

“We’re excited to expand Cat’s Paw Marina’s dry boat storage so significantly — meeting a need that has only grown with St. Johns County’s population.”

The owners include Gayle Bulls Dixon and partners Bill and Cameron Dixon.

The Cat's Paw expansion complements efforts by both the City of St. Augustine and St. Johns County to increase boating access in the region, the release says.

In 2022, St. Johns County [purchased a neighboring 38-acre parcel of land](#) to construct a new park and the first public boat ramp in many years. A series of walking paths will connect the public park to the Cat’s Paw Marina property.

Cat’s Paw Marina was purchased on Dec. 31, 2020, by Bulls Dixon Companies. At that time, it was located on 6.5 acres of property and offered 32,000 square feet of dry storage for boaters and fuel.

Recognizing the high demand for boat storage in St. Johns County and a deficit in availability, the organization acquired a smaller adjacent parcel and constructed a new freestanding waterfront restaurant building with 3,000 square feet of shaded outdoor seating to serve marina patrons and the general public.

Over the following years, the owners continued efforts to acquire surrounding parcels in support of the expansion.

[Sign up here](#) for the Business Journal’s free morning and afternoon daily newsletters to receive the latest business news impacting the First Coast, and [download our free app](#) to get breaking news alerts on your phone.

T H E L I S T

Data Analytics & Tech Services

Local Employment

Rank	Prior Rank	Business Name/URL/prior rank
1	1	Logistic Services International Inc.
2	2	Bridgenext
3	3	Interactive Resources LLC

[View This List](#)