

For Immediate Release

August 15, 2024

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Bulls Dixon Companies Announces Expansion of Cat's Paw Marina

St. Augustine Marina Now Encompasses 20 acres and is Increasing Dry Stack Storage Capabilities to Serve 500 Boats up to 45' in length.

ST. AUGUSTINE , Fla – August 15, 2024 – Cat's Paw Marina, one of the Bulls Dixon Companies, purchased an additional 11.5 waterfront acres adding to its current 8.5-acre dry stack marina location on the San Sebastian River at the Intracoastal Waterway to use for a Marina Expansion Project approved by the Planning and Zoning Board on June 4, 2024. Phase 1 of the 3-phase expansion allows the marina to expand from a 178-boat dry stack facility with fuel service to become a 20-acre dry stack marina with 114,000 square feet of boat barn storage serving 500 boats up to 45' 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 2100 linear feet of staging docks. It also adds 78 self-storage units perfect for fishing tackle and supplies. The owners purchased a new forklift in 2022 and added a second larger forklift for September 2024 delivery designed to lift the larger boats in the new barn. Phase 1 is expected to begin construction in October of 2024 and be completed by June 2025. The marina welcomes boat owners up to 45' in length to join the quickly growing waitlist.

Phases 2 and 3 incorporate a 3rd barn and 85,000 square feet of flexible commercial space to be developed at a later date. There is approximately 10 acres of waterfront which is 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. “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. I am grateful for the support of the City of St Augustine and others who have supported this complex project and provided their expertise and guidance to help make it a reality.”

The owners, including Gayle Bulls Dixon and partners Bill and Cameron Dixon, offer a heart-felt thanks to the leaders of what they refer to as their “All-Star Team,” without whom they wouldn't be celebrating this success. Attorneys Hunter Faulkner of Jimerson Birr and Poppy Decunto of Durant Schoepel and Decunto P.A. led multiple parcel acquisitions with patience and incredible attention to detail. Eric Almond, P.E. and Carrie Kissinger of Almond Engineering, P.A. continue to tirelessly serve as project lead / owners representative and also the project's civil engineer of record. Brad Wester of Driver,

McAfee Hawthorne and Diebenow, PLLC led the 2-year zoning and annexation efforts with diligence and grace. Scott Burt, owner of Coastal Marina Management continues to lead the operations team with Patrick Lamb as Marina Director. Brett Roof of Roof and Rack, LLC has worked patiently to design and re-design the new barns and will fabricate and build the new 82,000-sf barn in Phase 1. Jamison Chattin of Dana B. Kenyon Company, as the lead general contractor, has been instrumental in support of planning and they're confident in his leadership as they enter the construction phase. John Allmand of JAA Architecture, Kris Reed of A K Land Planning, and Jon Summerfield of SES Environmental complete the team and were instrumental in getting owners to this next phase. A special thanks to Growth Lending and Ben Kadish of Maverick Commercial Mortgage for making this a reality.

This expansion complements efforts by both the City of St. Augustine and St. Johns County to increase boating access in the region. 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 decades. A series of walking paths will connect the public park to the Cat's Paw Marina property, allowing for safe public access to the restaurant. Terry Dillinger, owner of Fishbites, (www.fishbites.com) neighbors the marina to the west and is ramping up to serve the additional boaters who will use the new boat ramp with fishing lures, bait and other fishing specific amenities. These complementary projects will create a wonderful 60-acre hub for boaters and fishing enthusiasts alike.

According to a 2024 market feasibility study conducted by Veritas Development Advisors, the average growth rate of power boat registration in St. Johns County is 2.1%. The population is expected to grow by 12.8% in the next five years. As of 2022, there were 16,721 registered boat owners in St. Johns County; however, public boat ramp parking spaces total approximately 500 across the entire county.

Cat's Paw Marina was purchased on December 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. The owners continued efforts to acquire surrounding parcels and is excited about the latest acquisitions in support of the approved expansion.

"Bulls Dixon Companies is dedicated to working closely with St. Johns County and the City of St. Augustine on this waterfront project," said Brad Wester. "As a Northeast Florida company, it has worked steadfast every step of the way to make sure that this expansion meets the expectations of the community."

About Bulls Dixon Companies

Bulls Dixon Companies invests in real estate across the U.S, including multi-family, hotels, marinas and outdoor lifestyle venues.