

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., July 30, 2025 before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

PANGAEA FLORIDA, LLC – LEASE AMENDMENT

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on July 29, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

To be published Sunday, June 29, 2025
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
JULY 30, 2025 AT 10:30 A.M.**

PANGAEA FLORIDA, LLC – LEASE AMENDMENT

Pangaea Florida, LLC ("**Pangaea**") leases approximately 2.0 acres of land at Port Redwing ("**Premises**") with conveyor access to Berth 302 for the importation and distribution of dry bulk products from Port Tampa Bay. The Lease is for a period of ten (10) years with six (6) five (5) year lease extension options. Pangaea, its neighboring tenants, and PTB staff have agreed to re-configure the Premises to improve Pangaea's operational efficiency and to expand the Premises -from 2.0 acres to 2.50 acres. Port Tampa Bay's staff and Pangaea have agreed to the following terms:

Premises: The Premises would be approximately 2.5 acres of land together with a non-exclusive access easement to Berth 302.

Use: The Premises would be used for handling, storage, processing, screening, rinsing and distribution of aggregates including limestone, granite, and crushed concrete; cementitious products such as clinker and fly ash; other products such as barytes, feldspar, ferrochrome alloy, ferromanganese, gypsum, ilmenite ore, manganese, pumice, rutile sand salt and slag. Break bulk cargo would also be permitted.

Term: The Term would remain the same - Ten (10) years with six (6) Lease Extension Options of five (5) years each.

Rent: Rent would remain the same on a per acre basis as set forth in the Lease but would increase due to the increased acreage. The Minimum Financial Guarantee (MFG) and wharfage incentive will remain the same as the Lease.

Other: Pangaea would take the Premises "AS-IS" and would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Pangaea must comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

Exhibit "A"

Premises

