

Board of County Commissioners

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Pinellas County Board of County Commissioners - Work Session
333 Chestnut Street, Palm Room
Clearwater, FL 33756
pinellas.gov

9:00 A.M.

Thursday, December 11, 2025

Work Session/Agenda Briefing

ROLL CALL

9:00 AM

1. County Administrator Annual Review

SHORT RECESS

9:30 AM

2. St. Pete-Clearwater International Airport Parking Garage Update
3. MSTU Grant Program Update
4. Toytown Update
5. Permanent Supportive Housing Update
6. Community Development Block Grant - Disaster Relief (CDBG-DR) Update
7. Agenda Briefing

ADJOURNMENT

PIE PARKING GARAGE



PIE PARKING GARAGE

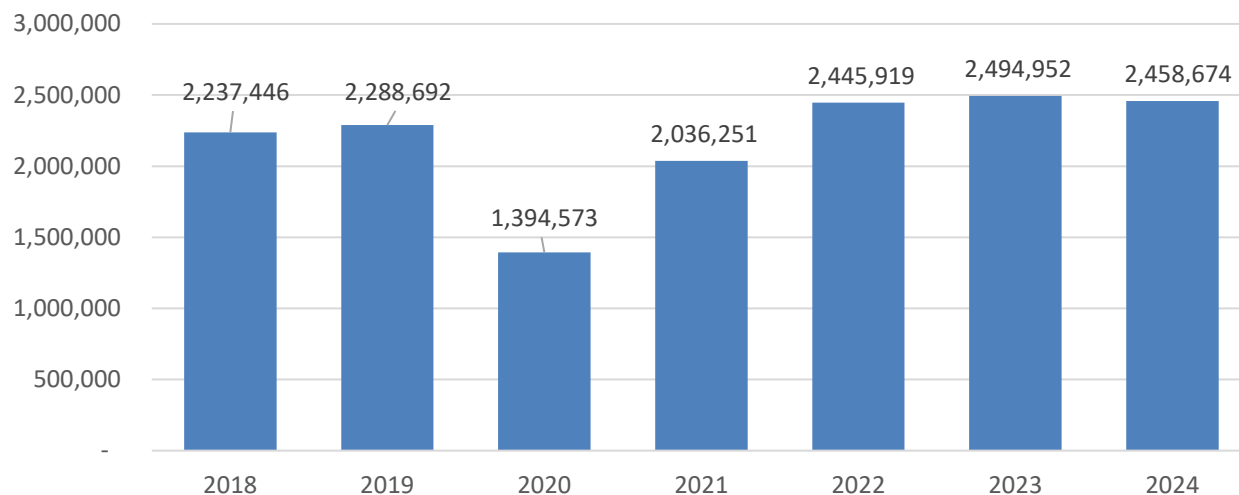
BACKGROUND

In 2019, the Airport completed a Landside Parking Improvement Project in conjunction with the FDOT Gateway project. This included:

- New entrance and exit into/out of the Airport
- New circulation around the Terminal
- Increased parking spaces in Short-Term, Long-Term and Employee parking lots
- Increased Rental Car surface area
- Consolidated exit toll booth for short-term and long-term parking lots
- Upgraded the Ground Transportation lot to accommodate more taxis and limousines
- Graveled an area for a Secondary Economy parking lot with 778 spaces

PIE PARKING GARAGE

INCREASE IN PASSENGER DEMAND



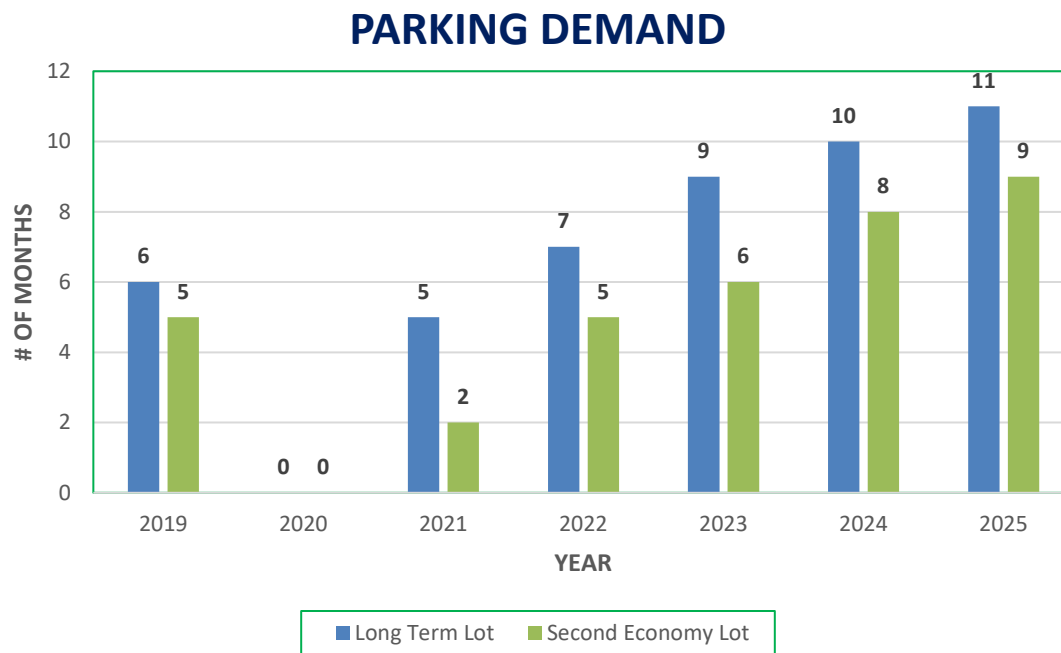
PIE PARKING GARAGE

CURRENT PARKING SUPPLY BY LOT

PARKING LOT NAME	NUMBER OF PARKING SPACES
Short-Term Lot	272
Long-Term Lot	886
Economy Lot #1 (Key Lime)	1,024
Secondary Economy Lot #2 (Strawberry)	778
Overflow Lot	300
TOTAL	3,260

PIE PARKING GARAGE

NUMBER OF MONTHS LONG TERM CLOSED FRIDAY – SUNDAY AND SECOND ECONOMY LOT OPENED



CHALLENGES OF AIRPORT PARKING

- Demand for parking consistently exceeds available spaces
- Increasing the operating months of the Second Economy lot
- Forcing passengers where to park based on limited availability
- There is no advance notice signage on Frontage Road advising passengers the lot is full
- Campaigning for the past five years encouraging passengers not to park at the Airport
- This year experienced at capacity over July 4th Holiday
- Overall decrease in customer experience satisfaction

PIE PARKING GARAGE

Parking Study with Kimley-Horn Completed in Spring 2025 The Parking Study Concluded with:

- **Increase Parking Capacity: Construct a four-level parking structure** in the Strawberry Pie Lot to **increase the number of available stalls**. This expansion aims to establish this lot as the primary economy parking option at the Airport.
- **Enhance Shuttle Service:** Implement a **dedicated priority route for the shuttle service** to ensure reduced headways and enhanced reliability. This improvement is focused on **minimizing wait times**, thereby improving the overall customer experience and ensuring **timely transportation between the terminal and parking facility**.
- **Upgrade Intersection: Reconstruct the intersection at the Roosevelt Boulevard slip ramp and Fairchild Drive to boost the capacity of left-turning vehicles heading to the Strawberry Pie Lot entry plaza**. This will be the main access route for economy parking.
- **Optimize Costs:** Maximize the increase in parking capacity while **adhering to the Airport's established project budget**. This will involve minimizing additional amenities that do not directly contribute to the core objective of increasing parking spaces.
- **Cater to Airport Clientele with User-Friendly Design:** Design and develop a parking facility specifically tailored to the needs of airport clientele. It is crucial to **ensure that the design is intuitive and approachable**. This includes **clear signage, easy navigation, accessible information points, and convenient access points**. These features will cater to the diverse and transient nature of airport users, providing a **seamless and stress-free parking experience** for both regular and first-time visitors.

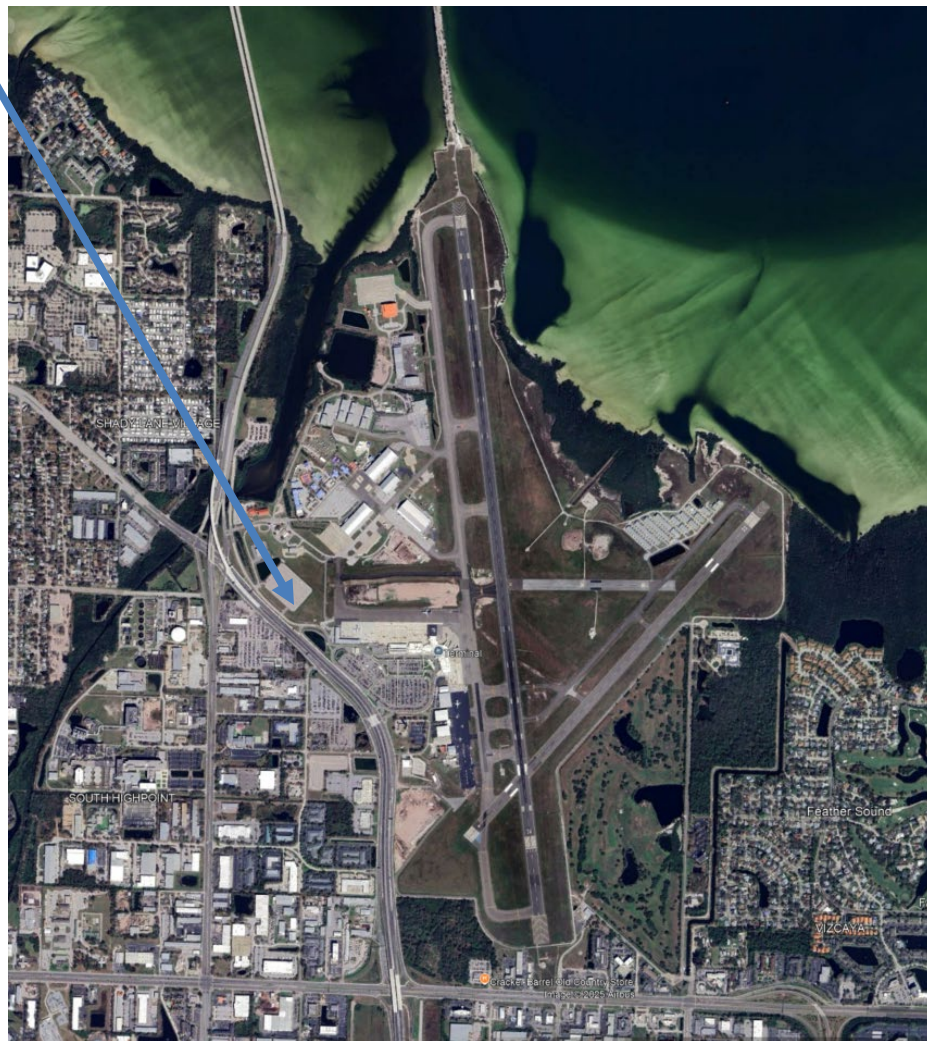
PIE PARKING GARAGE

New Parking Garage

Located at the existing Strawberry Lot

Parking Study Results

- 2,000 Space Parking Garage
 - Four levels
 - Levels will be flat
 - Exterior ramp structure
- 300+ surface parking space
- Shuttle service to and from the Terminal Building
- Upgrades to the Intersection at Roosevelt Blvd and Fairchild Drive
- User-friendly design
- Canopies at Terminal curbsides at Ticketing A and Ground Transportation



PIE PARKING GARAGE

PARKING LOT SUPPLY AFTER CONSTRUCTION

PARKING LOT NAME TODAY	TODAY'S SUPPLY	PARKING LOT NAME AFTER	SUPPLY
Short-Term Lot	272	Short-Term Lot	272
Long-Term Lot	886	Long-Term Lot	886
Economy Lot #1 (Key Lime)	1024	Overflow Lot #1 (open on demand)	1024
Secondary Economy Lot #2 (Strawberry)	778	Economy Lot Parking Garage	~2,300
Overflow Lot	300	Overflow Lot #2	300
TOTAL	3,260	TOTAL	4,782

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PROCUREMENT APPROACH: Design/Build

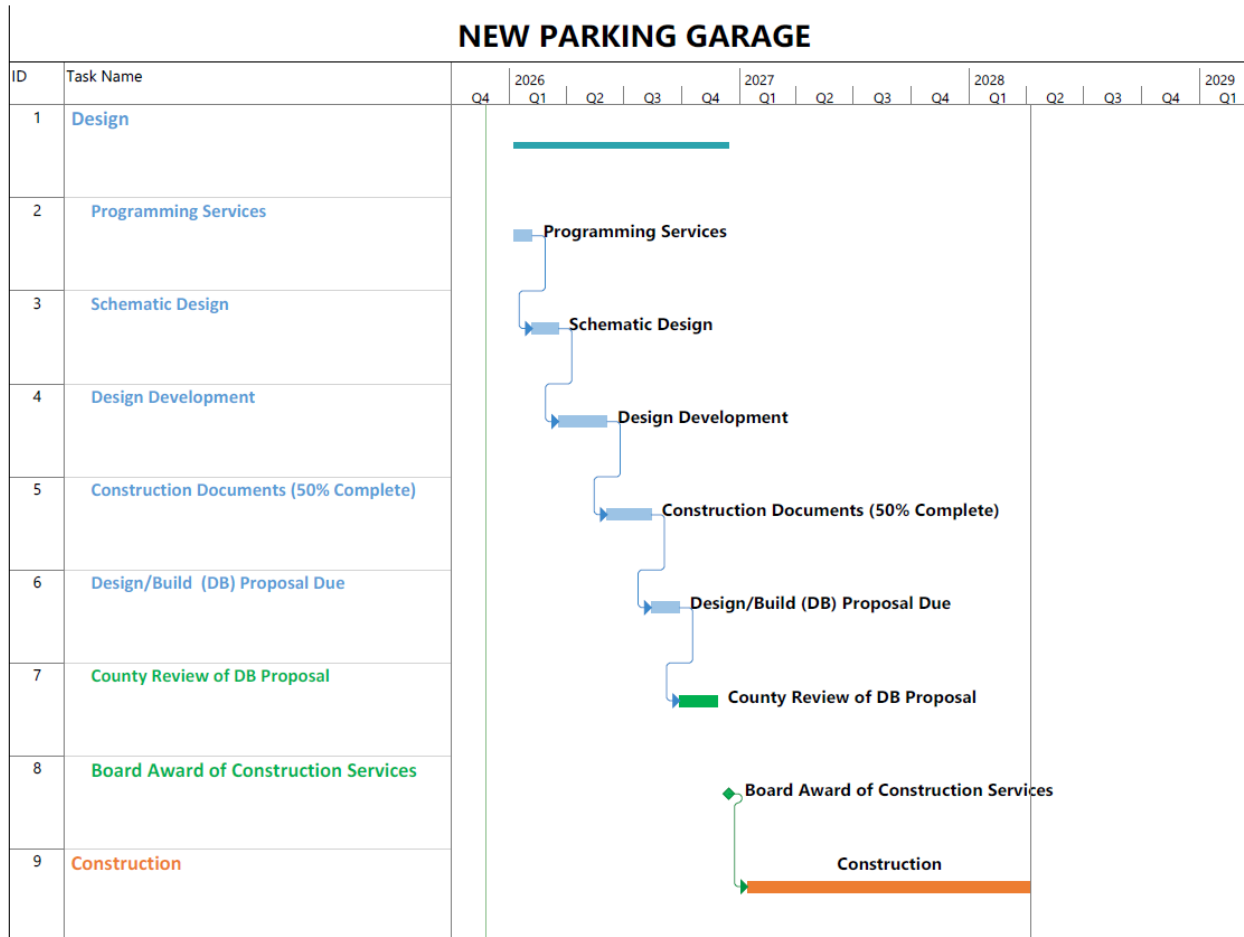
DESIGN/BUILD TEAM: FinFrock

FUNDING: Airport Customer Facility Charges (CFC), FDOT Grants, Airport Reserves

FUNDING SOURCE NAME	FUNDING AMOUNT
Airport CFC	\$24,500,000
FDOT Grant/Intermodal	\$ 6,250,337
Airport Reserves	\$29,250,337
TOTAL	\$60,000,674

PIE PARKING GARAGE

SCHEDULE: Twenty-seven (27) months from Notice to Proceed (Preconstruction) to Final Owner Occupancy of the Facility



PIE PARKING GARAGE

FinFrock Construction, LLC

Mr. Kyle Myers
Vice President, Project Development

PIE PARKING GARAGE

NEXT STEPS

Step 1 – December 16, 2025 BCC Meeting approval for the award of preconstruction services

This will allow FinFrock to start the design criteria of the Parking Garage and obtain the construction cost.

Step 2 – Once construction cost is known, the Airport goes back to the BCC for approval of construction services (Q4 2026)

QUESTIONS ?