

Lovers Key & Delnor-Wiggins Pass Additional Questions

Questions for Both Parks

- I wanted to check if there are any recent site plans or surveys available for both Lovers Key and Delnor-Wiggins?
 - In accordance with section 119.07(3)(ee), Florida Statutes, building plans, surveys, and similar structural documents are exempt from public release.
- Additionally, could you please confirm the anticipated timeline for the midpoint restroom project that includes the pad for a potential food truck?
 - Approximately 2 years.
- We're also evaluating utility options for future operations and wanted to clarify whether plumbing and electrical services may be extended to the beach area for a proposed food truck location. Similarly, if an event space were to be located on the beach, would power and water be permitted to run to that location under current guidelines?
 - Water and electrical utilities could be installed but must be paid for by the concessionaire following all state, county and city permitting requirements. All projects need approval by the Department of Environmental Protection's Bureau of Design and Construction as well as the park manager. There are currently no plans to extend water or electricity to the beach at Lovers Key or Delnor-Wiggins Pass. At Lovers Key water is intended to be available at the east side of the mid-beach bridge once construction begins on the new bathrooms.
- Are you able to provide a map or list of locations of the current utilities? Specifically, where electric or plumbing end?
 - In accordance with section 119.07(3)(ee), Florida Statutes, building plans, surveys, and similar structural documents are exempt from public release.
- When does the current contract expire?
 - November 20, 2025
- On average, how many watercraft rentals are done annually?

- The Department does not keep this information.
- What storage is available for concessioner use?
 - Lovers Key does not have any storage facilities available to the concessionaire. General locations for storage are available for the concessionaire (these specific areas and sizes will depend on what storage requests the concessionaire desires):
 - Mid-Beach and South-Beach Areas- Park Manager will designate locations for beach rentals with the concessionaire (no equipment may be left overnight on the beach in front of the beach vegetation during Sea Turtle Season April 15-October 31)
 - Gift Shop Trailer Area- Outside storage around the gift shop trailer will need to be kept tidy and organized. Area within roped area around the gift shop trailer can be used.
 - Boat Ramp Area- Storage areas will be designated by park manager for equipment in the general area of where the old bait shop building was to the left of the boat ramps.
 - Kayak Launch Area- Park manager will designate location and size near the kayak launch for storage of paddling rental equipment and/or small shed.
 - Shop Area- No storage available
 - Delnor-Wiggins does not have any storage facilities available to the concessionaire. Locations for storage are available near shop and boat ramp parking for the concessionaire (these specific areas and sizes will depend on what storage requests the concessionaire desires).

Questions for Lovers Key

- For the 2 pavilions at the kayak launch, would they be available for the concessionaire to rent out?
 - If interested in this service, please provide in your proposal.

- Can you please verify when the work will start on the new concession building?
 - January 2026
- What is the square footage of the new concession building?
 - The total area for the concession building, including the outdoor deck area is 3,621 square feet. The total internal area for the concession building is 2,257 square feet.
- Does the new concession building have any designated food and beverage space?
 - No.
- Is there a revenue breakdown for past years by type/category (rentals, retail, F&B)?
 - Yes. The last three years of monthly reports showing this breakdown have been uploaded to the webpage.
- While it's understood that the park service doesn't have any plans for a tram and aren't specifically looking for a proposal for a tram, how does the park plan to make the south beach area more accessible to visitors who aren't arriving by boat?
 - The park's accessible beach is the mid-beach area which is 1,000 feet from parking lot #1. Beach wheelchairs are available at no charge to park visitors who need assistance. The south beach area will only be accessible by walking or biking the ½ mile to reach the beach.
- What plans does the park have for the empty lot next to the Black Island Trailhead?
 - This area is a parking lot that typically fills to capacity during busy season. The park is reinstalling posts and setting up park lot again before season begins in 2025.
- What is the daily charge for the event center?
 - The following are what the park charges for events the park manages:
 - Entire Facility: \$5,000 (entire building area closed to the public including restrooms)
 - Exhibit Hall:
 - This includes closing the exhibit hall to the public, restrooms remain open to the public

- Exhibit Hall Rental-\$100 per hour (From 9 AM- 5PM) (50% discount for tax-exempt organizations)
 - Exhibit Hall Rental-\$200 per hour (hours outside of 8AM-5PM) (50% discount for tax-exempt organizations)
 - After Hours Ranger- \$25 per hour (before 8AM/ after sunset)
 - Cleaning Fee Deposit- \$100
 - No Food/ Beverage allowed in Exhibit Hall
- Community Room & Outdoor Deck:
 - This includes use of chairs, tables, catering kitchen, restrooms remain open to the public.
 - Community Room Rental-\$100 per hour (From 9 AM- 5PM) (50% discount for tax-exempt organizations)
 - Community Room Rental-\$200 per hour (hours outside of 8AM-5PM) (50% discount for tax-exempt organizations)
 - After Hours Ranger- \$25 per hour (before 8AM/ after sunset)
 - Cleaning Fee Deposit- \$100
 - Food/ Beverage Fee- \$100
 - A/V Usage- \$50
- The concessionaire can set their own event fees which will be approved by the park manager and Bureau of Operations- Concessions Department.
- Would it be possible to add an additional dock to the existing launch area?
 - Extending the existing dock could be proposed but must be paid for by the concessionaire following all state, county and city permitting requirements. All projects need approval by the Department of Environmental Protection's Bureau of Design and Construction as well as the park manager. There are currently no Department plans to extend the existing dock.
- What is maximum capacity for the event center?
 - 70 people for inside the community room

- Are there currently water and electric lines across the bridge from the Lovers Key concession area to the proposed food truck location?
 - Water line runs from the base of the bridge near the restrooms in parking lot #1 to the temporary restroom trailer located near the south bridge to the beach. There is no water access at the mid-beach bridge, a connection would need to be made to the existing water line at the expense of the concessionaire following all state, county and city permitting requirements. All projects need approval by the Department of Environmental Protection's Bureau of Design and Construction as well as the park manager.
 - There is no electricity that runs across the bridges.

Questions for Delnor Wiggins Pass

- With parking being an ongoing issue, how would the park accommodate parking for concession employees?
 - Employees can park one car in the operations area and additional vehicles at boat ramp parking lot or shop area.
- Would it be possible to add an additional dock to the existing launch area?
 - Extending the existing dock could be proposed but must be paid for by the concessionaire following all state, county and city permitting requirements. All projects need approval by the Department of Environmental Protection's Bureau of Design and Construction as well as the park manager. There are currently no Department plans to extend the existing dock.
- What are the dimensions of the proposed space for the concession trailer at DelNor-Wiggins State Park ? (parking lot 3)
 - Roughly 50' wide and 20' deep
- Will the new concessioner be responsible for the portable toilets at Delnor-Wiggins?
 - No.
- What is the timeline for full bathroom replacement at Delnor-Wiggins?
 - 2 years +