

## North Merritt Island Dependent Special District Board

The North Merritt Island Dependent Special District Board met on Thursday, April 10, 2025, at 6:00 p.m., at the Merritt Island Service Complex, 2575 N. Courtenay Pkwy., Second Floor, Merritt Island, Florida.

The meeting was called to order at 6:00 p.m.

Board members present were Mary E. Hillberg, Chris Cook, Gina Lindhorst, Jack Ratterman, and John Speck.

Staff members present were Trina Gilliam, Interim Planning and Zoning Manager; Derrick Hughey, Associate Planner; and Alice Randall, Operations Support Specialist.

### Approval of the November 14, 2024, NMI Minutes

Motion by Gina Lindhorst, seconded by Chris Cook, to approve the NMI Dependent Special District Board minutes of November 14, 2024. The motion passed unanimously.

### **Item H.1. Bhawani 2023 LLC. requests a CUP (Conditional Use Permit) for Alcoholic Beverages for On-Premises Consumption (4COP) in conjunction with a 3,719 sq. ft. bar with a restaurant and outdoor patio. (25Z00004) (District 2)**

Derrick Hughey read the application into the record.

Monica Pritchard stated she represents the Patels. The King's Duck Inn has been a restaurant and bar since the 1950's. It was a well-loved local establishment, owned by a local family until, unfortunately during COVID went out of business. When it went out of business the liquor license that went with it also went in active. Now Mr. Patel has bought it and made significant efforts to revitalize it in terms of renovations internally and improvements externally. There's brand new fencing, brand new paint, brand new roofing. He has done quite a bit to improve the property and would like to see it open again as a restaurant and bar. The operating hours would be from 10:00 a.m. to midnight 7 days a week. It's going to be a family establishment during the day with a full menu being served. The menu includes things like grouper with risotto, short rib egg rolls, caponata bruschetta, schnitzel and a kids menu. There will be steaks, sandwiches, burgers and pizza as well. He'll have chicken tenders and things like that for the kids, and a fancier menu for the adults. He intends after 8:00 p.m. for the atmosphere to change a more towards a bar. From what I understand in the past it was popular for a lot of the baseball players from the park that's nearby to frequent the King's Duck Inn after the game to grab a beer, grab some burgers, things like that. He wants to keep that same spirit going. There are not churches, schools, anything within the required footage, and he doesn't intend to make any alterations to the premises other than what's already been done. He is improving the back patio and will have seating on the back patio. We would like to at least open the inside while we're waiting on the back patio approval. We do have to do a minor site plan. He intends to be a fifty-seat restaurant on the inside. There are 44 parking spots, that are not shared, and no other businesses will be affected. He has two access point right from there. He has all his ducks in a row to get this business going and get it reopened. We just need everybody's approval and blessing, and he's doing a really nice job finishing out the inside. All the furniture is new. Everything's been gutted and beautifully redone.

Mary Hilberg asked if it is on sewer.

Ms. Pritchard stated yes, it is.

Gina Lindhorst asked if there would be lighting for the parking lot area.

Ms. Pritchard answered yes.

Ms. Hilberg asked what the signage is looking like. I don't know for sure, but you can keep the same sign. But if you're changing it, I think on State Road 3 it's supposed to be a monument type.

Ms. Pritchard stated it's the same as it was. It's the same small sign that's up front. I don't think he intends to do anything different with it, at least not for now. We're keeping the sign as is.

John Speck asked if they are keeping the name.

Ms. Pritchard said yes. Everybody loves KDI. Kings Duck Inn.

Chris Cook asked if there will be restrooms out on the deck, like they used to.

Mr. Dharmendrakumar Patel responded there will be no restroom on the deck.

Mr. Cook then inquired on the 2 entrances.

Ms. Pritchard responded it's a circle. So, there are 2 entrances and 2 points out.

Ms. Hilberg asked if there would be a pool table.

Mr. Patel stated they will decide when they open and see what people request.

Ms. Lindhorst asked if there would be music broadcast on the back patio.

Mr. Patel answered not yet.

Ms. Pritchard stated she doesn't know that he is planning on having any live music on the back patio or anything like that. The back patio is kind of in development right now. So, we know that we'd like to put an additional 25 seats on the back patio. He would like some kind of shade coverings and we're working on that with our minor site plan, but all his activities intend to be within the sound ordinances.

#### Public Comment

Kim Smith stated she is here to present the opinion of the North Merritt Island Homeowners Association. The board discussed the request, and they have no objections.

End public comment.

Motion by Jack Ratterman, seconded by Gina Lindhorst to recommend approval of the request. The motion passed unanimously.

The meeting adjourned at 6:15 p.m.