



BELLAIRE COMMUNITY GROUP

Keeping Quality of Life Our Priority!



November 2025

Our Elected Officials.....3

Sheriff Chitwood: Community

Zone 2 Ken Strickland: Update

A Native Remembers4

Neighborhood Activist

Weegie Kuendig.....5

From the Chief of

Police.....6

Special: Tracey Remark....7

Dear Friends and Neighbors,

As promised, our November meeting is dedicated to each and every one of you. A heartfelt conversation among friends and neighbors about our beloved community and where we go from here. Over the past twenty years, I have been blessed to form new friendships and lasting relationships through our Bellaire Community Group (BCG). Although my family moved here from New Jersey when I was five years old and I grew up on Williams Avenue, it was through BCG that I truly came to know so many more of my neighbors and fellow community members. Many of you I would not have met were it not for the existence of this wonderful group.



My best friend and late husband, Steve, became close with a man of remarkable integrity and vision, someone who always looked for hope in our community and rallied to start a group where we—residents of Bellaire—could focus on “Quality of Life.” That man is Paul Zimmerman. Paul’s passion for community has always inspired me, and I am honored to count him as a dear friend. I deeply admire the relationship he shared with Steve and the goals they set and accomplished together through BCG.

In the early days of our group, we realized we needed someone with the skills to collaborate and create printed information to inform and entertain our community. That’s where Megan came in—a college professor and English extraordinaire, Megan became our pillar. Our newsletter started as a humble one-page flyer and, over the years, blossomed into what we see today.

Community groups like ours are so needed, and we need ours now more than ever. Paul, Megan, and I remain hopeful and prayerful about the future of BCG. As we have shared over the past several months, we are stepping down from leadership at the end of 2025 and eagerly await new leadership to carry the torch in 2026. Is it you? The time is right for new voices and new vision.

We have learned together, grown together, and loved together. Let’s not let our journey end here. Our community is important to all of us. Let’s ensure it continues to thrive. Together, we can ensure the Bellaire Community Group remains a cornerstone of our neighborhood.

Thanks for the journey.

Nancy Koenig

*Join us at the
Schnebly Center
1101 N Atlantic Ave
Thursday, November 20th!
Meal at 600 p.m.
Meeting at 630 p.m.*

Dinner

Thanksgiving Feast!

Suggested donation \$5

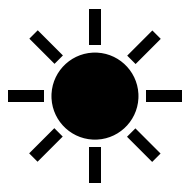
AGENDA

Bellaire Community Group

2000 N. Halifax
Daytona Beach, FL 32118

2025 Officers
Chair & Founder
Paul Zimmerman
386.316.6259
ptzimm@bellsouth.net

Treasurer and
Marketing Manager
Nancy Koenig
386.679.3363
nancy@koenigrealty.com



Contributors
Mike Chitwood
Nancy Koenig
Weegie Kuendig
Paul Zimmerman
Jakari Young
Ken Strickland
Tracey Remark

1. Dinner with neighbors
2. Call to Order and Pledge
3. Crime and Safety Report: Captain Trisha Jones
4. BCG members conversation
5. 50/50 drawing
6. Put tables and chairs away
7. Go home with a smile!



Bill Kooy
Licensed & Insured
Commercial & Residential
PRESSURE CLEANING
386-405-5641
Prompt • Reliable • Friendly Service

WINDOWS
GEORGE WATKINS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

☎ 352-205-2631
☎ 386-871-4907
CRC #1330701



CALL TO SCHEDULE A FREE ESTIMATE

In memoriam in aeternum
Steve Koenig



**What did the balloons in the Macy's
Thanksgiving Day Parade replace?**

Answer on page 5

OUR ELECTED OFFICIALS



Mike Chitwood
Volusia County Sheriff

Recently we witnessed our community unite in generosity to support neighbors struggling from cuts to the Supplemental Nutrition Assistance Program.

Our team at the Volusia Sheriff's Office and Daytona Beach Police Department, along with community partners like the Jewish Federation of Volusia and Flagler Counties and Daytona International Speedway, stepped up to the challenge and organized the food drive in just a few days.

Saturday, November 8, was collection day. I cannot thank each and every volunteer enough for showing up and spending their Saturday sweating under the sun to organize and bag food items. The donations were graciously donated by big grocery stores, businesses, wholesalers, and countless individuals who opened their hearts to help families in need.

Sunday, November 9, was distribution day. The turnout we witnessed throughout the day highlighted the need. In fact, people waiting in line were running out of gas while waiting. Wrecker trucks arrived to help and offer these individuals gas. A small but powerful example of the generosity that filled the day.

Along with the food donations, we were able to raise \$70,000 for the event. The donors and volunteers are too numerous to list here, but each and every one of them made a difference.

Without the support of everyone, this event would not have been possible.

"This is a miracle that we're all a part of, and how often do you get to witness a group miracle," said Rabbi Dr. Robert B. Lennick from the Jewish Federation. "This county has shown up in the most

incredible way beyond our expectations, and we're just grateful we all get to be part of this blessing."

The day after distribution day, we got the good news that Congress was finally making progress to end the federal shutdown and resume SNAP funding in full. Still, at a time of uncertainty for so many families, we estimate we were able to reach 3,500 households, including kids, seniors, working parents, single moms and dads, and veterans.

Thank you, Volusia County, you showed up and you showed out. You exceeded our wildest expectations.



Ken Strickland
City Commissioner Zone 2

Hello neighbors,

I'm writing this month with sadness weighing on my heart as I have been told that this will be my final writing for the newsletter. After many years, the Bellaire Community Group will be coming to an end. I would like to thank Steve Koenig (R.I.P.), his wife Nancy, Paul Zimmerman, and Schnebley Center Staff, as well as all who prepared and served the food. Oh, almost forgot Frank for selling 50/50 raffle tickets. There's going to be a huge void if left unfilled. I don't think most of us will realize how important this group really has been until it is gone because it has become such an important part of our lives over the years.

Ken Strickland

Zone 2 Commissioner

386-307-4253

jkstrickland53@yahoo.com

Editor's note: Thank you, Commissioner Strickland for your kind words. For clarification, the current leadership of the Bellaire Community Group will be stepping down. It is our hope that other members of our community will step forward to see its continuation.

A NATIVE REMEMBERS

Paul Zimmerman

Chair, Bellaire Community Group

I guess there are some dynamics to getting older that seem to affect every generation. It seems that as we age adapting to change becomes harder, and we long for the “good ole days.” We start identifying with the seemingly typical attitude that is depicted by an old guy yelling at the neighbor kids to “stay off my lawn” then walking away shaking his head muttering “kids these days.” I know that sometimes I’m guilty of slipping into this attitude.

I walk up to the beach every morning with my dog Cici. I like the fact that Williams Approach was in the new area that allows dogs on our beach. I was walking back on the sidewalk on A1A the other morning when a kid on one of the new fandangle electric bikes comes up the sidewalk at me. He stopped, tipped his head, and let me pass. The old man in me couldn’t help but say to him, “you shouldn’t be riding on the sidewalk”. I walked a few steps further and started laughing at myself...I realized that I had become that cranky old man in this kid’s life. The kid was wrong, but there was really no harm done.

I guess the reason that the “cranky old man” attitude has become a cliché, which seems to be repeated generation after generation, is that change and newness can cause discomfort. The old ways provided a sense of predictability which equates to safety. Losing that sense can be a little scary and make you cranky.

Now having said that, I am certain that things in the good ole days were much better, no doubt about it. In



fact, I have proof. Last week, I had some work done on my AC unit and decided to go with Mini Splits rather than replacing my central HVAC. In the process, I cut a drain pipe and needed a repair sleeve. I went to Osceola Plumping. Osceola has been in business in Holly Hill for as long as I can remember, probably 75 years or so. A lot of cranky old men know about it and only buy from Osceola. Well, it just so happens while waiting at the counter for my part, I run into a fellow who like me has been here all his life. Turns out Dave worked at Dunn Brother’s Lumber when I was in the building business back in the 1970s. Dave and I shared stories of how great things used to be back in the Daytona Beach. We both agreed the world is going down the drain.

Now, I hope that brings a chuckle because if we can’t laugh at the aging process, it only makes it harder.

‘til next time,
Paul

FREE JEWELRY CHECK UP

- FREE Estimates, Jewelry, Watch & Clock Repairs
- Complete Jewelry Repairs
- Large Selection of Diamonds & Colored Stone Jewelry
- Large selection of High Fashion Silver Jewelry & Beads
- We Buy & Sell Estate Jewelry
- On-Site Parking
- BENCHMARK Bridal Dealer
- Open Tuesday, Wednesday & Thursday
10 am - 3 pm

**50% Off
Selected
Merchandise**

Bill Green
Since 1971

CHAMILIA
YOUR LIFE. YOUR STYLE.



Voted Best
Around for past
28 years for Best
Fine Jewelry
& Clock Shop

108 W. International Spdwy. Blvd. | 386-253-5807
www.billgreenjewelers.com

NEIGHBORHOOD ACTIVIST

Dear Bellaire Friends and Neighbors:

I have asked our Commission many times to discuss issues, rather than keep things fluffy and they sure did that at the last meeting. It wasn't pretty for sure - but most real issues are not. These were issues that affect all of us as taxpayers. First up was the use of the purchase order cards. Commissioner Cantu has evidently been looking into this - particularly at the F3 managed Marina, an Enterprise Zone for the city. A PO card can be issued to employees, vendors, contractors, staff and the Commission. In my opinion sometimes these cards can be useful by making small purchases easier, and smoother, without a lot of paperwork, but at its worst the process in place now could be rife with the opportunity for misuse and fraud.

I remember our Charter review from 2004. I spoke at every opportunity to ask for a monetary limit on consent agenda items. I still think that's a good idea. I am bringing this up now because I believe a much stricter policy (monetary) should be in place regarding the use of these cards. Who should have them? What should the limits be? I don't think vendors or contractors should willy-nilly have use of the cards. Certainly at least 10 people, some with two cards at the Marina, appear fishy to me. I hope our internal auditor will be able to access records quickly and report on what he finds.

And the second issue that was brought up was the use of our permits and licensing fees. The Mayor, City Manager, Asst City Manager and the Permit and Licensing Director were summoned to Tallahassee to explain what was happening with what the state considers excess fees. I do have questions. There are other cities who have been collecting fees at a rapid pace. Why weren't they also called to testify - or did they do everything correctly according to Florida's seemingly arbitrary law that mostly favors developers? Why didn't our own representatives try to help our city more, rather than humiliate and threaten them? How did they get hold of work documents (drafts)? Why did they treat them as



evidence of corruption? Even I do drafts of documents before hitting send or a final product is reached, don't you? I smell a mole that is more interested in Tallahassee and developers than in our city. I hope these issues get worked on quickly and solved. Not talking about it publicly and in detail is one of the reasons we are where we are, I think. Let's get it settled.

By necessity, the deadlines for submitting my column for print for this newsletter sometimes make for awkward timeliness in that new info may come in that may change what I decide to write about and what I think about an issue - I like as much information as I can get while forming an opinion.

This month I am remembering what it is to be thankful for in my own life and to remember and help out others who aren't quite so lucky.

Again, I want to thank you for the opportunity to express my opinions.

Sincerely,

Weegie Kuendig

386-451-6470

dkuendig@aol.com

Trivia answer: Live zoo animals
Did you know?

FROM THE CHIEF OF POLICE

*Jakari Young,
Chief of Police of Daytona Beach*

Welcome to November! As we settle into the fall season, the Daytona Beach Police Department extends warm greetings to our community. This month brings a time of reflection, growth, and continued commitment to public safety. We are grateful for the partnerships, participation, and support that help us move forward together.

This year's Biketoberfest was a great success, with thousands of visitors enjoying a safe and vibrant event. Our officers worked diligently to maintain traffic flow, promote safety, and engage with attendees throughout the weekend. We appreciate the cooperation from residents, visitors, and local businesses that helped make this year's event smooth and enjoyable.

The Daytona Beach Police Department was proud to partner with Master Domain Church, located at 511 Fremont Avenue, for Operation Safe Surrender. This impactful event provided individuals with the opportunity to resolve outstanding warrants or suspended driver's licenses in a safe, judgment-free environment. A total of 78 community members submitted forms, 3 individuals with active warrants resolved their cases with the on-site judge, and numerous others took meaningful steps toward reinstating their driver's licenses or received guidance on pathways to compliance. We thank our partners and the community for making this event a meaningful success.

On November 5, we proudly welcomed 17 new officers to the Daytona Beach Police Department with the graduation of Academy 06. These recruits have demonstrated dedication, perseverance, and a strong commitment to service. We congratulate each graduate and look forward to the positive impact they will make in our community.

On November 13 at 5:30 PM, the Daytona Beach Police Department will participate in the third



installment of the P.E.A.C.E. initiative at Bethune-Cookman University's Center for Civic Engagement. Sponsored by Commissioner Paula Reed, this event will feature Sgt. James Maher, Chief Jakari Young, and several community partners as they engage with and educate the next generation. The panel will provide an in-depth discussion on police encounters, navigating the legal system, and strengthening community relationships. We are honored to take part in this meaningful dialogue.

As always, we encourage residents to report any suspicious activity. Following our social media or attending your local neighborhood watch meetings are great ways to stay informed about the safety within the community. The Daytona Beach Police Department encourages all residents to review local ordinances and visit the city's official website for information on regulations, safety tips, and event guidelines.

Our officers are proud to serve the residents of Daytona Beach, and we thank you for being a vital part of our community.

*****SUPPORT YOUR LOCAL POLICE*****

Special Contribution:

Tracey Remark

JUST SAY NO!

In January 2023, the City Commission approved a change to the Land Development Code that allowed an Event Center as a Special Use in residential zoning areas with specific caveats to protect residents. Event Centers were required to be 250 feet from any adjacent residential use; they were not to exceed 7500 sq. ft., parking is to be on the side or rear of the property; capacity cannot exceed 500 patrons; the center cannot operate between midnight and 8:00 a.m.; and an Event Center is to be a private, indoor, entirely enclosed structure. The Commission also allowed an Event Center as a PD (Planned Development) which, according to the Planning Staff report, was to enable Event Centers to fit into existing shopping centers in commercial and business zoning areas...NOT to be used to place in a residential area with the ability to ignore and override ALL residential protections. Additionally, the city's Comp Plan states for Neighborhood B (between Glenview and University) that the City **shall** maintain the residential character of riverfront property. (The Daytona Playhouse, with seating for 250 people, was built in 1946, long before this policy was put in the code.) The city is also, per the Comp Plan, to maintain its Historic Districts. Finally, according to Federal and State statute as well as the city's own code, Event Centers are NOT to be confused with Community Centers, which are open to the public and owned/operated by a nonprofit group or a public agency, i.e. local government. Event Centers provide for activities that are operated or carried on for financial gain.

Why does any of this matter? Because an Ormond developer who let his previous PD zoning, meant to build residential condos, expire **3 times** over a period of 15 years, the last time with the Commission stating they would not renew it again, has come forward with other agents, to try and call what is clearly an Event Center a 'Community Center' in a ploy to sneak in a use that is 100% detrimental to residential areas. They have

said, ON THE RECORD, that their 'community center' is available to anyone who wants to lease/pay to use it...in other words - an Event Center strictly for the owner's financial gain. They also propose a 3 story, 12 unit, 5100 sq.ft. apartment/guest building for people coming from out-of-town. The proposed site is 810 N. Halifax, the vacant lot at the corner of Riverview Blvd and N. Halifax on the river.

How does it NOT MEET the city's planning code:

It's a 2 story; 24,204 sq. ft. building - MORE THAN 3 TIMES THE ALLOWED SPACE IN A RESIDENTIAL AREA!

That's 6000 sq. ft. bigger than the largest ballroom in Daytona which is the Coquina Ballroom at the Hilton. The Coquina holds 2000 people.

It is NOT a totally enclosed building. There is an outside riverfront deck that's an additional 2086 sq. ft. and seats 140 people. There's also a separate paver patio for guests that's 4750 sq. ft.

It is approximately 32 feet away from adjacent home sites on all sides - NOT THE REQUIRED 250 feet away!

They state their total guest capacity is 522. That is apparently not including the extra 140 seated on the raised deck and there are no numbers given for the 4750 sq. ft. outdoor paver patio.

They have a large, indoor elevated stage (900 sq. ft.) about 20 ft. from the back patio doors.

WHY DOES ALL THIS OUTDOOR SPACE AND STAGE MATTER? Because it's on the water. Sound travels **4 1/2 times faster over water than land which means it will reach N. Halifax & Pelican in 1.2 seconds! Sound also travels farther, faster and is even clearer when traveling over water at night.**

There are only 143 parking spaces for event and apartment guests as well as all necessary staff. Five are handicap spots. Just to fit 522 hall guests and 140 outdoor deck guests means people have to arrive packed with 4.6 people per vehicle, including handicapped and

NOT including staff. That does not include apartment guest parking.

When serving alcohol, an establishment may stay open until 3:00 a.m. - ignoring the 'special use' requirement to not operate between midnight and 8:00 a.m.

WHAT CAN YOU DO?

Please, please, please send an email stating you are against this project. Include your name and address - phone number is optional. We will add it to the petition that is already being circulated.

Send your email to: 7ROJski49@gmail.com

Thank You - Tracey Remark/Seabreeze-University Neighborhood Group





RICE • LAW FIRM

- Divorce
- Family Law
- Prenuptial Agreements
- Wills, Trusts & Probate



www.RiceLawFlorida.com
222 Seabreeze Boulevard ■ 386.257.1222

JON HALL • RITCHEY

automotive group

Automotive Sales • Leasing • Service and Parts



551 N. Nova Rd. • 386-255-4444
JonHall.com

RITCHEY



932 N. Nova Rd. • 386-236-5000
RitcheyCadillac.com



614 N. Nova Rd. and 998 N. Nova Rd.
386-236-5159 386-236-5156
RitcheyAutos.com



650 N. Nova Rd. • 386-255-2252 • SubaruOfDaytona.com



901 N. Nova Rd. • 386-255-9374 • DaytonaHyundai.com

Blue Skies Fine Cuts LLC

Full Service Lawn Service
& Landscaping

Shane Hillyard

386-795-1101
blueskiesfinecuts@gmail.com

Don and Hannah King

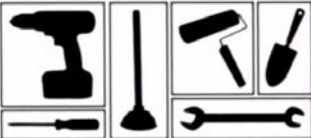
Amway Products

Amway Business Opportunity

386-248-3095 8023kin@bellsouth.net
www.amway.com/king

BILL MURPHY

QUALITY HOME IMPROVEMENTS



ONE CALL DOES IT ALL
LICENSED & INSURED

386-747-5358

libmurphy@yahoo.com

Printed in Daytona Beach at



735 N. Ridgewood Avenue
Daytona Beach
(386) 252-6571



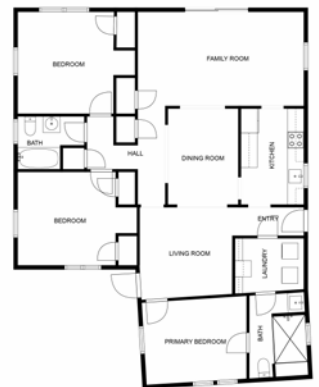
Nancy Koenig, Broker
Steve Koenig, Broker

386-257-6700
KoenigRealty.com

Your Local Full Service Real Estate Company
Your Beachside Specialists

FOR SALE!

426 Flushing Avenue
Updated throughout
3 bedroom 2 bath
Offered at \$330,000



Call Us Today – 386-257-6700

**YOUR REFERRALS ARE
GREATLY APPRECIATED!**

*Contact us for a FREE 10 minute onsite
price consultation on your property.*
Call 386-257-6700

THANKS FOR THE JOURNEY!

Street Captains Needed to deliver newsletters...

The following street does not have someone assigned to deliver newsletters to:

Bellaire, Driftwood & N. Peninsula (North End)

We also need people who can fill-in when our regular volunteers are not available.

You can deliver to a street other than the street on which you live.

If you could help deliver newsletters once a month please contact Nancy at 386-257-6700 or Nancy@KoenigRealty.com

The time investment is less than 1 hour monthly.
Please volunteer to help our community group.
Many hands make light work!

Thank You!

Boylston (east end): Frank Stein
Boylston (west end): Patty Interto
Brookline: Donna Hiatt
Chaffee Place: Sherry Phillips
Columbus, N Peninsula: Shree Gobin
Cobblestone Village: John McGuinness
Euclid: Janice and Mike Felisko
Flagstone: Ellen Gerard
Flushing: Jake and Gracie Bodine
Golf: Lisa Gall
N. Grandview: Connie Lambert
Hartford: Kassi Mercy
Manhattan, Jacaranda, and Chipeway:
 Robert Sabol and Angela Asemota
Morningside: Ted and Cindy Beers
N. Oleander, Auburn, Cornell, Bucknell: Dan Stockman

N. Halifax: Nancy Koenig and Nikolai Hargreaves
Nautilus: Jake and Gracie Bodine
Pelican: MaryAnn and Danny Langton
Plaza: Stacy Prestwood
Seabreeze High School Area: Paul Zimmerman
Seaview: Suzy Lamoureux
Stanford: Netta Weiner
Williams: James 'Mac' McConnell
Waverly: Margaret Fathi and Jules Lemos
Woodland: Don Hietala
Zelda: Elly and Rachael Petersen

Special thanks to all our volunteers!