

**Minutes of Planning Commission Meeting
held Monday, February 23, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:00 P.M. by Chair Nicholas Andrews.

ROLL CALL:

Chairperson: Nicholas Andrews
Vice-Chairperson: Justin Henderson
Board Members: David Dahl Dean Hadock Matthew Filer
Alternates: John Leynes Lindsay Haga

Senior Planner Christian Popoli and Operation Support Specialist Monica McDaniel were also present.

ELECTION OF OFFICERS:

A. Elect Planning Commission Chair for a Term of One Year

Mr. Popoli explained the election process and opened the floor for Chair nominations.

Mr. Henderson nominated Nicholas Andrews for Chair. Mr. Andrews accepted the nomination. In a voice vote, it was approved unanimously.

B. Elect Planning Commission Vice-Chair for a Term of One Year

Chair Andrews opened the floor for Vice-Chair nominations.

Mr. Haddock nominated Justin Henderson for Vice-Chair. Mr. Henderson accepted the nomination. In a voice vote, it was approved unanimously.

APPROVAL OF MINUTES: None

OLD BUSINESS: None

NEW BUSINESS:

A. Consider Proposed Amendments to the Planning Commission Bylaws.

Mr. Popoli reviewed the proposed amendments.

Discussion ensued about the proposed changes to the annual February Organizational Meeting.

Motion: It was moved by Mr. Dahl, seconded by Mr. Henderson, to approve proposed amendments to the Planning Commission Bylaws, with the condition to add flexible language to the amendment concerning the February Organizational Meeting.

Discussion: None.

Minutes of the Planning Commission
February 23, 2026

Roll Call Vote: Ayes – David Dahl, Dean Haddock, Matthew Filer, Justin Henderson, John Leynes, Lindsay Haga, and Nicholas Andrews.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

- A. The scheduled Planning Commission Meeting for March 9, 2026 is canceled. No Business Scheduled.
- B. The City Attorney will present information related to tobacco regulations at the regularly scheduled Commission Meeting on March 23, 2026.

Mr. Popoli confirmed the March 9, 2026, meeting would be canceled and the City Attorney would be present on March 23, 2026, to present on tobacco regulations.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:18 P.M.

Submitted by: Monica McDaniel
Operation Support Specialist

Minutes reviewed by Planning & Development.

Approval:



Chairperson

23 MAR 2026
Date