



AGENDA
FERNANDINA BEACH CITY COMMISSION
SPECIAL MEETING
JULY 28, 2026
5:05 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. RESOLUTION**
 - 4.1 TENTATIVE MILLAGE RATE — FISCAL YEAR 2026/2027 - RESOLUTION 2026-93 SETTING A TENTATIVE MILLAGE RATE FOR OPERATING EXPENSES FOR FISCAL YEAR 2026/2027; AUTHORIZING ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Establishes the tentative millage rate for FY 2026/2027.***
- 5. PUBLIC COMMENT**
- 6. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE. AT THE DISCRETION OF THE MAYOR, A RECESS MAY BE SCHEDULED EVERY NINETY MINUTES.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Resolution 2026-93
Tentative Millage Rate — Fiscal Year 2026/2027

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2026-93

SYNOPSIS: Each year, the City Commission must adopt the proposed millage rate and schedule public hearings prior to adoption of the final millage rate and budget. An early step in the annual budget adoption process is to set a millage rate, referred to as the tentative or proposed rate. Once set, this rate cannot be increased, but may be decreased during the budget process.

Staff has prepared a draft budget with a tentative millage rate which maintains and, in some instances, expands, public service levels. This year, the City is proposing an operating millage rate calculated and codified by the Nassau County Board of County Commissioners be set at a rate of 4.5444.

The gross taxable value for operating purposes not exempt from taxation within the City of Fernandina Beach, Nassau County has been certified by the County Property Appraiser to the City of Fernandina Beach as \$5,097,938,133. The operating millage rate of 4.5444 will generate \$23,167,070 in property tax receipts.

Staff recommends adopting a tentative operating millage rate of 4.5444, that will produce sufficient revenues to support operations that will continue the current level of service.

The City's Fund Balance Policy (per Resolution 2012-128) establishes 20% as the minimum for the General Fund's unrestricted, uncommitted, or unassigned balance. The anticipated unrestricted, uncommitted, or unassigned reserve for the fiscal year ending September 30, 2026, is budgeted to be 20%.

FISCAL IMPACT: Necessary for preparation of the Fiscal Year 2026/2027 budget, fiscal impact will be based upon City Commission direction.

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): At the pleasure of the City Commission.

Alisha Brown, Budget Analyst	07/20/2026
Kimberly Elliott-Briley, Deputy City Clerk	07/21/2026
Teresa Prince, City Attorney	07/21/2026
Jeremiah Glisson, Deputy City Manager	07/21/2026
Sarah Campbell, City Manager	07/22/2026

Caroline Best

Date: December 15, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION: Adopt

RESOLUTION 2026-93

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, SETTING A TENTATIVE MILLAGE RATE FOR OPERATING EXPENSES FOR FISCAL YEAR 2026/2027; AUTHORIZING THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fernandina Beach, Nassau County, Florida, is required by Florida Statute to set a tentative millage rate each fiscal year; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the City of Fernandina Beach, Nassau County, has been certified by the Nassau County Property Appraiser to the City of Fernandina Beach as \$5,097,938,133; and

WHEREAS, the City Commission of the City of Fernandina Beach, Nassau County, Florida, finds that it is in the best interest of the City to set a millage rate that will produce sufficient revenues to support operations that will continue the current levels of service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH OF NASSAU COUNTY, FLORIDA, THAT:

SECTION 1. The proposed operating millage rate for FY 2026/2027 is 4.5444 mills.

SECTION 2. The City Manager, or his or her designee, may administratively correct typographical and/or scrivener's errors of this Resolution which do not make substantive changes or otherwise affect the intent of the Resolution, upon receiving approval of the City Attorney, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 28th day of July, 2026.

ATTEST:

CITY OF FERNANDINA BEACH

CAROLINE BEST
City Clerk

JAMES ANTUN
Commissioner-Mayor

APPROVED AS TO FORM AND LEGALITY:



TERESA L. PRINCE, ESQ.
City Attorney

Millage Rates & Property Taxes

FY 25/26 Millage Rate					
Property Taxes	4.6849	22,215,523	4,744,257,752	TV	
Voter Approved Debt	0	-	4,741,941,777	TVACT	
Total	4.6849	22,215,523			
BUDGET		21,326,902			
Bud as a % of Total		96.0%			
TRIM requires minimum of 95% for budget					
FY 26/27 ROLLBACK RATE (3 votes required)					% Change
Property Taxes	4.4425	22,647,590	5,001,206,845	Comp TV	5.47%
Voter Approved Debt	0	-	5,097,938,133	Total TV	7.51%
Total	4.4425	22,647,590			
BUDGET		21,741,686			(414,784)
Bud as a % of Total		96.0%			
FY 26/27 MODIFIED ROLLBACK RATE (4 votes required)					
Property Taxes	4.5444	23,167,070			
Voter Approved Debt	0	-			
Total	4.5444	23,167,070			
BUDGET		22,240,387	incr over Rollback		incr over LY
Bud as a % of Total		96.0%	498,701		(913,485)
FY 26/27 Oper'g Millage Rate (4 votes required)					
Property Taxes	4.8530	24,740,294			
Voter Approved Debt	0	-			
Total	4.8530	24,740,294			
BUDGET		23,750,682	incr over Rollback		incr over LY
Bud as a % of Total		96.0%	2,008,996		(2,423,780)
FY 26/27 Budget - (5 votes required)					
Property Taxes	4.8868	24,912,604			
Voter Approved Debt	0	-			
Total	4.8868	24,912,604			
BUDGET		23,916,099	incr over Rollback		incr over LY
Bud as a % of Total		96.0%	2,174,413		(2,589,197)
@96%, for every .1 increase in Millage, Property Tax Revenue increases \$489,402					

Proposed Millage Rate

City Commission Special Meeting
July 28, 2026



FERNANDINA BEACH
FLORIDA

Rate Options

- Current Rate
 - 4.6849 \$23,883,330
 - Keeps 25-26 rate
- Roll Back Rate
 - 4.4425 \$22,647,590
 - Keeps 25-26 money
- Modified Roll Back Rate
 - 4.5444 \$23,167,070
 - Keeps 25-26 impact to homestead properties
- What-if Scenario
 - 4.8530 \$24,740,294
 - Keeps Paid Parking Revenue in case of elimination

Rate Impacts



Rate	Generates	Change from Budget
4.4425	\$22,647,590	- \$519,480
4.5444	\$23,167,070	\$0
4.6849	\$23,883,330	\$716,260
4.8530	\$24,740,294	\$1,573,224

- Find additional cuts
- Contingency funds
- Pay down debt
- Conservation land acquisition
- Paid parking revenue replacement/Marina redevelopment