



Islamorada, Village of Islands **WORKFORCE AFFORDABLE HOUSING CITIZENS ADVISORY COUNCIL**

June 1, 2026 - 5:00 PM

Administrative & Public Safety Headquarters
3rd Floor Conference Room and Zoom Communications
86800 Overseas Highway Islamorada, FL 33036

The Workforce Affordable Housing Citizens Advisory Council has resumed the in-person regular meeting format. Virtual participation is still available to the public. Please see the last page of the agenda for participation details.

AGENDA

- I. CALL TO ORDER / ROLL CALL**
- II. ADDITIONS AND / OR DELETIONS TO THE AGENDA**
- III. PUBLIC COMMENT**
- IV. AGENDA ITEMS**
 - A. Approval of the meeting minutes for the May 4, 2026 meeting.
 - B. Machado Property Discussion (Presented by Scott Goss)
 - C. Affordable Housing Factsheet Discussion (Presented by Scott Goss)
 - D. BPAS Discussion (Presented by Scott Goss)
- V. STAFF UPDATE**
- VI. ACTION ITEMS LIST**

(A running list of items that the committee would like to work on in the future)
- VII. ADJOURNMENT**

Options for Viewing the Workforce Affordable Housing Meeting:

If watching online via Zoom: Open the Zoom webinar link:

<https://us06web.zoom.us/j/98771999589> and follow the prompts to join the webinar.

[PUBLIC PARTICIPATION]

Option 1: Email your comments.

1. Public comment should be submitted via email to: anita.muxo@islamorada.fl.us
2. The email should contain "Public Comment" in the subject line.
3. The name and address of the submitter shall be included in the email.

4. Public comment should be submitted by 9 a.m. the day of the meeting. Public comment will be sent to the committee members for consideration prior to the meeting. Public comments will not be read during the meeting.

Option 2: Call in During the Meeting.

If phoning in, dial 305-224-1968 and enter the webinar ID: **987 7199 9589** followed by #. When public comment opens pertaining to the agenda item you are interested in dial *9 to be recognized by the Zoom meeting monitor.

ADA Assistance:

These meetings are open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at (305) 664-6448 or by email at ADA@islamorada.fl.us at least 48 hours before the scheduled meeting



Islamorada, Village of Islands

WORKFORCE AFFORDABLE HOUSING CITIZENS ADVISORY COUNCIL

May 4, 2026 - 5:00 PM

Administrative & Public Safety Headquarters
3rd Floor Conference Room and Zoom Communications
86800 Overseas Highway Islamorada, FL 33036

MINUTES

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at: 5:00PM

Present were:

WAHCAC members,

Dean Eakin, Chair

Scott Goss, Vice Chair

Edward Price

Greg Dully

Lee Christine Young

Frank Derfler

Assistant Planning Director, Daniel Parobok

Planner, Travis Ferguson

Village Manager, Ron Saunders

Recording Secretary, Angy Rivas

Excused were:

Anna Reckwerdt

Whitney Trentine

Jennifer Roth

Absent was:

Joe Babino

II. ADDITIONS AND / OR DELETIONS TO THE AGENDA

None.

III. PUBLIC COMMENT

No public comment.

IV. AGENDA ITEMS

A. Introduce Travis Ferguson, new Planner

Assistant Planning Director, Daniel Parobok, introduced, Travis Ferguson, as the new staff Liasion for the committee.

Travis provided a brief self introduction.

- B.** Approval of meeting minutes for the December 15, 2025, meeting.
Frank Derfler motioned to approve the meeting minutes. Lee Christine Young seconded the motion.

The motion passed unopposed.

- C.** Review of the Islamorada Affordable Housing Fact Sheet (Presented by Member, Scott Goss)

Committee member Scott Goss reviewed the Village of Islamorada Affordable Housing Fact Sheet. He noted that the current fact sheet only reflects income limits for single-person households and recommended expanding it to include married couples, families, and domestic partnerships.

The committee discussed drafting a revised version of the fact sheet for staff review. As part of this effort, members are considering making a recommendation to adjust the percentage of the median monthly household income to align with county standards, which currently define the moderate-income level at 160%.

The committee also conducted a brief overview of the 2025 Village of Islamorada Affordable Housing Fact Sheet.

This item will remain under discussion and will be included on future meeting agendas.

- D.** Review of the attached Upper Keys and Florida City, Homestead, & South Miami-Dade affordable / workforce housing analysis conducted by Habitat for Humanity of the Upper Keys (Presented by Member, Scott Goss)

Committee member Scott Goss presented his analysis of workforce housing efforts in the Upper Keys and Miami-Dade County.

He noted that the Village previously conducted a workforce housing study in 2007 and is likely due for an update. It was also discussed that Habitat for Humanity has partnered with Monroe County to conduct a new study and provide updated data.

Mr. Goss suggested that the Village consider undertaking a similar study. Rather than commissioning a separate study, staff will reach out to the County to discuss a potential partnership and determine whether the Village can be included in the County's analysis, as well as the associated costs.

The committee noted that an updated study would provide valuable insight into the Village's current affordable housing needs and help refine estimates for future development.

At this time, the committee does not recommend commissioning a private study exclusively for the Village.

- E.** Update on Village Owned Properties

Village Manager Ron Saunders reported that the Machado property will be discussed at the May 12 Village Council meeting.

He also noted that the Church property is currently listed for sale. While there has been interest, no formal offers have been received to date. A zoning change for the property is currently in process.

The primary discussion centered on the high cost associated with developing affordable housing.

V. STAFF UPDATE

Village Manager Ron Saunders announced that the Draft Comprehensive Plan is available online, along with the meeting recording.

The next meeting is scheduled for June 1, 2026.

VI. ADJOURNMENT

The group adjourned at 6:14pm.

Angy Rivas, Recording Secretary

Date

Dean Eakin, Chair

Date