

**Print**

**Advisory Board & Committee Interest Form - Submission #21835**

**Date Submitted: 4/16/2023**

**Last Name\***

Naim

**First Name\***

Michael

**District # You Live In.\***

1

**Home Address\***

1132 S Northlake Dr

**City\***

Hollywood

**State\***

Fl

**Zip Code\***

33019

**Home Phone**

**Cell Phone**

9546044292

**Email Address\***

michaelsnaim@gmail.com

**Owner or Renter \***

Owner

**Number of years as city resident\***

20

**Are you registered to vote in Broward County? \***

Yes

**Education (highest degree / level)**

Bachelors

**Occupation\***

Real Estate Analyst

**Work Phone**

**Business Name\***

TBD

**Business Address**

**City**

**State**

**Zip Code**

**Identify the board / committee(s) to which you request appointment (Please rank in order of preference)**

**Selection (1)\***

Planning & Development Board



**Selection (2)\***

Historic Preservation Board



**Selection (3)\***

Sustainability Advisory Committee



**Selection (4)\***

None



### **Affordable Housing Advisory Committee - Questions\***

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Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? • Home Purchase Education, • Housing Market Employment, • Housing Market Stability, • Affordable Housing Construction, • Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? • Ownership Housing Affordability, • Rental Housing Affordability, • Housing Market Stability, • New Housing Construction, • Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **African American Advisory Council - Questions\***

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Please answer these five questions above. 1. What is the greatest challenge facing the African American Community in Hollywood? 2. How many hours per month can you dedicate to AAAC initiatives? 3. Which of the following disciplines are you most skilled? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 4. Which of the following disciplines are you most passionate? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 5. What (if any) life experience motivated you toward volunteerism?

### **Artwork Selection Committee - Questions\***

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Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. Why do you want to join the Artwork Selection Committee? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Monday each month at 5:30pm? 5. What is your one area of highest interest related to the Arts within the City of Hollywood?

### **Civil Service Board - Questions\***

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Please answer these five questions above. 1. Describe your involvement with establishing, reviewing and interpreting policies and procedures? 2. Describe your involvement in employment practices including interviewing, testing, hiring, selection and promotion, demotions, transfers, etc. 3. Describe your knowledge of Civil Service and its purpose. 4. Why do you want to serve on this Civil Service Board? 5. Are you a continuous resident of and continuous registered elector in the City of Hollywood?

### **Community Development Advisory Board - Questions\***

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Please answer these five questions above. 1. Do you reside in a low and moderate income (LMI) neighborhood in Hollywood per the most recent US Census data? A Hollywood LMI Map is located at [www.hollywoodfl.org](http://www.hollywoodfl.org) on the Community and Economic Development webpage. 2. What Community Development issues do you believe are the most important to Hollywood? 3. What is your definition of a healthy neighborhood? 4. What do you believe is the vision and primary work of the Community Development Advisory Board? 5. What do you believe uniquely qualifies you to serve on the Community Development Advisory Board?

### **Education Advisory Committee - Questions\***

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Please answer these five questions above. 1. What are the current challenges facing education? 2. What is your vision for education in Hollywood? 3. What do you see as the primary work of the Education Advisory Committee? 4. With only one meeting a month, the Committee is limited in what it can do. How does/should the Committee decide what's most important? 5. How can the Committee know if its mission and goals are being accomplished?

### **Employees' Retirement Plan - Questions\***

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Please answer these five questions above. 1. Are you familiar with the State's Sunshine Laws (Chapter 119 of the Florida Statutes)? 2. Are you available to attend in person regular monthly Board meeting (typically held the 4th Tuesday of each month)? 3. What knowledge, skills and/or abilities will you bring to the Employees' Retirement Plan? 4. What do you believe are the responsibilities of a trustee on a municipal retirement plan board? 5. Are you familiar with municipal defined benefit retirement plans and/or have previous experience serving on a municipal retirement plan board?

### **Firefighters' Pension Board - Questions\***

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Please answer these five questions above. 1. What knowledge, skills and abilities would you bring to the meetings? 2. What experience do you have with firefighter pensions? 3 What is your financial background? 4. How many years have you lived in Hollywood? 5 How familiar are you with local retirement systems?

### **General Obligation Bond Oversight Advisory Committee - Questions\***

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Please answer these four questions above. Why do you want to join the GO Bond Oversight Advisory Committee? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. 3. Which Bond interests you the most? Public Safety? Parks/Golf/Open Space or Neighborhoods & Resiliency? 4. What is your perspective on city quality of life, healthy neighborhoods, economic development & a strong tax base?

### Historic Preservation Board - Questions\*

1.) Historic preservation is one of my passions. I have read extensively on the history of Hollywood and I cherish the historic character of the area I live in: North Lake. I also have professional experience based on my profession: Real Estate.

2.) My professional experience has been solely in the real estate industry, specifically, I have worked for both brokerages and homebuilders and during my time working for these companies I have come to realize the incentives necessary to bring development and also the incentives that could encourage rehabilitation of existing properties.

3.) I believe that buildings in a historic district that are not in themselves historic should be open to redevelopment. However, I believe there should be stricter scrutiny regarding historic buildings. New development should at the very least be held to the architectural standards of the previous buildings.

4.) I would try to create or implement design standards that pay homage to the historical character of the neighborhood. There should be community input to see exactly how that should be implemented.

5.) I grew up in North Lake and I have always loved my neighborhood. I like the uniqueness and the variety of architectural styles and housing types. There is everything from apartment complexes to cottages to mansions all in the same neighborhood. This historic development pattern is all but impossible to find in most suburban cities such as mine so I believe there's value to both the nature of the development as well as the style of the development. Mediterranean architecture works great for south Florida and I feel the historic parts of this neighborhood tie the city back to its origins. Other historic districts like south lake and parts of the beach also highlight the value of historic districts as they are also quite varied. One of the reasons why Hollywood beach is so valued is the sense of place the historic beach district provides.

Please answer these five questions above. 1. How have you prepared yourself to serve on the Historic Preservation Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base, within the Historic Districts, while maintaining neighborhood stabilization? 4. How would you balance historic architecture with modern architectural styles? 5. What do you like about the City's different Historic Districts?

### Hollywood Centennial Celebration Committee\*

Please answer these five questions above. 1. What is your primary interest in serving on the Committee? 2. What is your financial/accounting background? 3. What knowledge, skills and abilities would you bring to the meetings? 4. What other organizations and/or associations were you previously, and/or currently involved with? 5. Are you available to attend regular committee meetings? (dates to be determined by all members)

### Hollywood Housing Authority - Questions\*

Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? \* Property Management, \* Affordable Housing Administration, \* Housing Market Stability, \* Affordable Housing Construction, \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? \* Property Management, \* Rental Housing Affordability, \* Housing Market Stability, \* New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### Marine Advisory Board - Questions\*

Please answer these five questions above. 1. What is your involvement with the City of Hollywood's Waterways? 2. What will guide your decisions on this board? 3. Are you able to dedicate 2-3 hours a month to attend the meetings? Attendance is paramount to this Board being able to get things done. 4. Are you currently or have you been a boater, marine industry professional or involved in any other marine related industry? 5. What is your vision for the city of Hollywood's Waterway system?

### **Parks, Recreation & Cultural Arts Advisory Board - Questions\***

Please answer these six questions above. 1. How many events have you attended in the past year at any of the parks and athletics facilities in the City? 2. How many City-sponsored special events have you attended for the past year? 3. Are you available to attend regular Board meetings? Regular meetings are on the 1st Thursday of the month for 8 months per calendar year. 4. What is your one area of highest interest related to the parks, recreation and cultural arts for the City? 5. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 6. How does parks, recreation and cultural arts contribute to quality of life?

### **Planning & Development Board - Questions\***

1.) To serve on the Planning and Development board, I synthesized knowledge from past jobs and reviewed minutes of past CRA and P&D board meetings. Additionally, I thoroughly studied zoning regulations in Hollywood's Comprehensive plan. 2.) Through college, I interned at an urban planning consultancy, where I grasped the collaborative nature of development. Working in three jobs post-college, I used planning and zoning regulations in varying capacities. I dealt with farmers in Manatee County for single and multifamily development, learned how developers view zoning and urban planning, and how city input influences development. My experiences have equipped me with the required skills to balance urban development, and neighborhood preservation. 3.) The prompt above is a definite balancing act. I believe there should be some safeguards to ensure that the developments do not negatively impact the quality of life for existing residents and that there should be community feedback for new substantial projects but on the other hand, projects that are allowed by right should have a more expedited time frame, especially if approving them brings a community benefit that is inline with the character of the area. 4.) My belief has always been that this city has great potential and can become a central hub for live, work, and play activities, similar to Aventura or Fort Lauderdale. Therefore, I particularly admire the 1818 Park development for being mixed-use and for attempting to preserve the Great Southern Hotel, which holds historical significance in old Hollywood. Additionally, the 1895 Tyler Street development is an excellent office structure that could catalyze further development in downtown and Hollywood. 5.) A comprehensive plan is an updated document that governs a city's development, including land use, transportation, and infrastructure. It serves as a long-term framework and is crucial for this committee, with land use and zoning being the most vital aspect.

Please answer these five questions above. 1. How have you prepared yourself to serve on the Planning and Development Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base while maintaining neighborhood stabilization? 4. What recent developments within the City are most proud of? 5. What is a Comprehensive Plan?

### **Police Officer's Pension Board - Questions\***

Please answer these five questions above. 1. What is a fiduciary? And what is your responsibility to the police pension plan as a fiduciary? 2. What is the Sunshine Law? 3. What is Asset Allocation & Diversification? 4. Explain the history of Chapter 99-1 and Chapter 185? 5. Define the role of the Actuary and the Auditor?

### Sustainability Advisory Committee - Questions\*

- 1.) I would want to join the committee to learn of and take part in creating new initiatives taking place in the city that further the goal of sustainability. It's important that we take action to create a more sustainable future, and I believe that sustainable development and infrastructure retrofitting are critical in addressing climate change. Beyond that, I think it would be fantastic to spread awareness and education about easy, practical ways that individuals can live a more environmentally friendly lifestyle, especially if we can get the community on board. I'm also looking forward to meeting other passionate individuals who share my interest in making Hollywood a greener and more livable place.  
Additionally, I would love to explore new ideas that can contribute to our goal of sustainability, such as increasing expanding urban green spaces and reducing plastic and paper waste.
- 2.) While I have read through the minutes of some of the meetings & have read the annual report, I have not attended a meeting in person.
- 3.) I believe that part of my experience in project management and construction would be of use since the construction industry is a major source of greenhouse gas emissions and pollution more broadly. I could help to make recommendations in this and other fields.
- 4.) None
- 5.) I am available,
- 6.) As someone who is passionate about sustainability, I believe that the city can take a multitude of steps to decrease waste and encourage sustainability. For instance, we could start by building on the work of past sustainability advisory committees, which have already created a number of effective ideas for reducing paper waste in government. I think that this could be extended to other areas of waste reduction as well. Additionally, I believe that we could work on promoting energy efficiency, for example by offering grants to encourage people to switch from incandescent light bulbs to LEDs. Another idea is organizing beach and park cleanups.

Please answer these five questions above. 1. Why do you want to join the committee? 2. Have you attended any committee meetings? If so, how many? 3. What knowledge, skills, and abilities would you bring to the committee if appointed? 4. What other organizations, clubs, or associations are you involved in? 5. Are you available to attend regular committee and subcommittee meetings? Regular meetings are held monthly with subcommittee meetings held as needed. 6. What types of projects would you like to see the committee work on?

### Young Circle ArtsPark Advisory Board - Questions\*

Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. How many ArtsPark events have you attended within the past year? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Tuesday each month at 5:30 pm? 5. What is your one area of highest interest related to the ArtsPark at Young Circle?

Are you interested in serving on more than one board/committee?\*

No

If so, how many?\*

1

Applicant must attend at least one board/committee meeting prior to consideration of application for every board applied. Please list board/committee meetings you attended in the last year?\*

10

Are you currently on a County or City Board?\*

No

If yes, please describe

**If you are applying for a board / committee, which has specific requirements / categories, please detail how your background and/or experience meets the required criteria.\***

Work in the field of real estate

**Please describe your professional and/or volunteer experience or background, which best qualifies you for selection to the board / committee.\***

Explained in Answers above. Worked for a homebuilder, a broker, a city and a urban planning firm

**Are you presently employed by the City of Hollywood?\***

No

**If so, in what capacity?\***

N/A

**Attach Resume (only .doc and .pdf files)\***

NaimResume2023.1.pdf

# Michael Naim

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## EDUCATION

### University of Florida (Honors Program)

August 2020

Bachelor of Science in Business Administration, Marketing  
Bachelor of Arts, Economics & Bachelor of Arts, Geography

Gainesville, FL

## WORK EXPERIENCE

### Toll Brothers

May 2022-February 2023 (RIF, Position Eliminated)

*Land Acquisition Analyst*

Boca Raton, Florida

- Conducted due diligence by using financial analyses and proprietary pro formas for potential acquisitions
- Created reports using city agendas detailing new approved projects and densities to develop a land acquisition pipeline
- Monitored market activity related to competitor value propositions, sales incentives, pricing, absorption, and trends
- Helped to find the market price of potential product by evaluating and differentiating product from comps

### Avison Young

September 2021-May 2022

*Analyst*

Fort Lauderdale, Florida

- Developed multiple work processes in excel to automate the bulk processing of data saving hundreds of hours of time
- Contributed to pitches for obtaining new clients by performing market analyses and creating competitive sets of comps
- Collected market research by utilizing trade publications and relaying particulars to brokers in the form of 'scoops'

### Jeff Stubins, PA

November 2020-September 2021

*Land Analyst*

Miami, Florida

- Interpreted zoning and future land use regulations pursuant to developing detached and multifamily developments
- Created offering memorandums highlighting demographic and housing data for the surrounding area
- Identified potential single and multi-family development sites to target, leading to over \$50 million in listings

### OilX

July 2019-August 2019

*College Intern*

London, England

- Forecasted refinery capacity in more than 10 countries and tabulated bloc output for oil fields using excel
- Conducted a performance analysis for well output in various blocs located in Angola and Newfoundland

### Sea Diamond LLC

July 2018-August 2018

*Assistant Property Manager/ Acquisitions Analyst Intern*

Fort Lauderdale, Florida

- Generated leads for new apartments and utilized CRM (salesforce) technology to manage company relations
- Analyzed property capitalization rates and gave recommendations for dozens of properties in the Fort Lauderdale area

### City of Miami, Department of Real Estate and Asset Management (DREAM)

July 2017-August 2017

*College Intern*

Miami, Florida

- Inspected hundreds of pages of various joint DREAM-MPA contracts to find financial inconsistencies
- Supported DREAM by reviewing contractor financial statements and closing documents

### Mellgren Planning Group

June 2017-June 2017

*Intern*

Fort Lauderdale, Florida

- Researched municipal code, using Municode, for the city of West Park and applied it to maintain community character
- Approved and denied applications for variances and/or building requests petitioned to the city of West Park
- Reviewed the 'Always Delay' comprehensive plan and critiqued some of the coastal management objectives

## LEADERSHIP

### Geography Club

January 2018- May 2020

*President and Founder*

Gainesville, Florida

- Established a forum for geography majors and enthusiasts to come together over shared interests
- Collaborated with club officers to create club PowerPoint presentations and generate feedback for our meeting style

## LICENSES & CERTIFICATIONS

- Geospatial Analysis Certificate
- Florida Real Estate Sales Associate License