

Boards Application Form

Profile

If interested in one of these boards please fill out this application and submit.

Which Boards would you like to apply for?

Affordable Housing Advisory Committee: Submitted

Mrs.	Nancy	M	Shear
Prefix	First Name	Middle Initial	Last Name

nshear2@gmail.com

Email Address

119 Atlantic Avenue

Home Address

Indialantic, FL 32903

Suite or Apt

Indialantic

City

FL 32903

State Postal Code

Home: (321) 724-9500	Business: (321) 724-9500
Primary Phone	Alternate Phone

How long have you been a resident of Brevard County?

2.95 years

To which Commissioner are you applying?

☒ District 5

Do you consent to a standard criminal background check?

☒ Yes ☐ No

Interests & Experiences

Please tell us about yourself and why you want to serve.

Question applies to Affordable Housing Advisory Committee

In which Commission District do you live? *

☒ District 5

Question applies to Affordable Housing Advisory Committee

I prefer to receive correspondence by: *

☒ Email

Mrs. Nancy M Shear

Question applies to Affordable Housing Advisory Committee

Occupation (Firm & Duties)

I am the managing broker and Vice President for Watson Realty Corp, the 5th largest regional Real Estate Company in West Melbourne. As a \$2 billion plus Real Estate agency, my responsibilities include recruiting, retention, sales, management, facilities management, brokerage management to include Florida Real Estate Commission compliance for Fair Housing, contract law, financing, marketing, and more. I am a 25 year veteran in the real estate and mortgage, banking industry predominately in Florida to include Jacksonville, Orlando and now Brevard County. I am also a Space Coast Association of Realtors Government Affairs committee member as well as Professional Standards, Professionalism and Education and RPAC committees. I am committed and passionate about building great communities encouraging homeownership for all while balancing the need for profit for home builders and developers. In addition, I am a Board of Director for the Melbourne Regional Chamber and a Viera Voice participant in local events in Viera. We will be moving into our newly built Murrell Road Real Estate location in March 2025.

Question applies to Affordable Housing Advisory Committee

List Education Degrees and/or Licenses:

Bachelors of Business Administration 1993 Florida Real Estate Brokers Licensed in 2001 with a 25 year tenure in Real Estate Broker Management, Sales and Coaching for the # 1 real estate coach in America, Tom Ferry. I currently hold 7 designations in my Real Estate field to include: Certified Relocation Professional (CRP), Council of Real Estate Broker Managers (CRB), Seller Representative Specialist (SRS), Accredited Buyer Representative (ABR), Graduate of the Realtor Institute (GRI), Certified Real Estate Team Specialist (CRETS) and the Real Estate Negotiation Expert (RENE).

Question applies to Affordable Housing Advisory Committee

Meetings are held on Thursdays from 4 - 6 pm about every 6 weeks at the Brevard County Government Center at Viera. Can you attend?

☒ Yes ☐ No

Question applies to Affordable Housing Advisory Committee

By Florida Statutes, the Affordable Housing Council must be made up of persons representing different interests and professions. Please mark all of the position(s) that you believe you could represent on the council and are interested in serving. *

☒ One Brevard County resident who is actively engaged as a real estate professional in connection with affordable housing.

Are you currently serving on any State, Regional or Brevard County board, council, or committees? If so please name.

I am also a Space Coast Association of Realtors (SCAR) Government Affairs committee member, Professional Standards, Professionalism and Education committees as well as RPAC (Realtor Political Action Committee). I am committed and passionate about building great communities with affordable housing options, impacting homelessness, encouraging homeownership for all while balancing the need for profit for home builders and developers. In addition, I am a Board of Director for the Melbourne Regional Chamber and a Viera Voice participant in local events in Viera. I have also been a member of the Cocoa Beach Chamber of Commerce. I have provided meals for Family Promise of Brevard for families in gap housing. I support the efforts of the Brevard Zoo, Sea Turtle Preservation Society as well as Pineda Waterway Warriors, Keep Brevard Beautiful (KBB) and am a SOIRL social media contributor. I have done national TV shows for the American Dream TV for the Brevard Zoo, Sea Turtle Preservation Society and the International Coastal Cleanup with KBB/Pineda Waterway Warriors and am working on a Realtor training series with SOIRL and SCAR to teach agents about the impact of development on the lagoon with SOIRL. I was also a HUD approved educator teaching first time home buyer classes in Jacksonville back in 2002 and in Orlando from 2012-2015 for Reliable Business Solutions offering down payment assistance education to first time home buyers.

Do you have or hold any employment or contractual relationship with any business or any agency which is subject to the regulation of or is doing business with Brevard County? If so, please explain.

No

Please explain your interests and experiences.

I am passionate about protecting the environment while balancing the needs of growth and development to provide housing and vocational opportunities for residents. I moved to Brevard County almost 3 years ago because of the amazing natural beauty and beaches. We must advocate for those who are unable to speak for themselves such as wildlife, the homeless population and fixed income residents who run the risk of being priced out of their homes due to taxes and insurance increases. As a veteran Real Estate Broker in multiple counties in Florida I have the unique experience of witnessing many municipalities grapple with the challenges of growth and development while preserving natural resources. I choose to get involved to be a part of the solution rather than wasting time complaining about change. Together we win when we solicit the views of a diverse group of citizens. Mobilization of communities creates the best opportunity for adoption of policies and I love to rally the forces.

Please explain your background, including education, work experience, civic or community organization memberships and positions, and any professional licenses or memberships, and how this applies to the function of the Board, Council or Committee that you are interested in serving on.

I have been a longtime student of education and love community involvement in local organizations. As stated above, my past 25 years have been spent mostly in various Florida counties where I have always been a member of local community organizations such as HOA board member in Winter Springs' Tuscawilla Country Club and secretary to Sausalito Shores HOA Board in Seminole County. In addition I have been a Rotary and chamber of commerce's members (currently Melbourne Chamber Board of Director), SOIRL contributor, Sea Turtle Preservation Society member, Brevard Zoo TV host contributor and more. I am a member of the National Association of Realtors, Florida Realtor member and former instructor, Space Coast Association of Realtors member and four committees to include: Professional Standards, Government Affairs, Professionalism and Education and RPAC (Realtor Political Action Committee). Real Estate licensed in South and North Carolina in 2000 and broker licensed in 2001 as a full-time professional Real Estate Broker Manager and Vice President for most of my career. Officer positions for the Florida Realtors Real Estate Broker Institute (REBI) secretary, treasurer and Vice President from 2015-2018 and instructor at the state level. These various positions have given me the education and experience needed to participate in advisory committees and understand the rules for holding community hearings using Robert's Rules and decorum when dealing with public hearings and meetings. I understand the multi-year requirement of participation which I take seriously and will offer my commitment to the task should you choose to select me for participation. Thank you for your consideration.

Brevard County Board of County Commissioners strives to promote diversity and provide reasonable accommodations for individuals with disabilities. If you are requesting an accommodation, please indicate below.

No accommodation required.

[Nancy Shear Resume _Watson_25.docx](#)

Upload a Resume

Agreement

Advisory committees are subject to the Florida open meetings (Sunshine) and public records laws; your response with a completed application with your contact information is a public record; if chosen as a member of the committee, any communications to you from the County or from you to the County in regard to the committee will be a public record.

Please Agree with the Following Statement

I understand the responsibilities and commitment of time associated with an appointment to a Brevard County board, council or committee.

☒ I Agree

Mrs. Nancy M Shear