

ANDREA M. KEISER, ESQ.

55 SE 2nd Avenue, Suite 102, Delray Beach, Florida 33444, (561) 349-6990, andrea@keiserlegal.com

EDUCATION — ADMITTED TO THE FLORIDA BAR 9/22/2011

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| <i>Massachusetts Institute of Technology (MIT)</i> <i>School of Architecture and Planning</i> Certificate Commercial Real Estate Analysis and Investment | Boston, MA October 2019 |
| <i>Leadership Broward</i> Class XXXI Graduate | Ft. Lauderdale, FL June 2013 |
| <i>Nova Southeastern University, Shepard Broad Law Center</i> JD / MBA (MBA: Magna Cum Laude) Activities: American Trial Lawyers Association, Phi Alpha Delta | Ft. Lauderdale, FL May 2010/March 2013 |
| <i>Fordham University Gabelli College of Business Administration</i> Bachelors in Science: Accounting & Tax Honors: Dean's List, G.L.O.B.E. Honoree | Bronx, NY May 2005 |

PUBLIC SERVICE — 40 UNDER 40 HONOREE RECOGNIZED BY CYSTIC FIBROSIS (2023)

(Ranked #1 fundraiser in class and in history of event)

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| <i>Early Learning Coalition of Palm Beach County</i> Governor Appointed Board Member & Treasurer | Boynton Beach, FL March 2021-Present |
| <i>Hope Mission Center, Inc.</i> Board Member | Hialeah, FL June 2021- Present |
| <i>Old Palm Grove Homeowner's Association</i> President | Delray Beach, FL April 2023 |
| <i>Southeastern College</i> Advisory Board Member, Early Childhood Development Advisory Board Member, Business Administration | West Palm Beach, FL June 2021 August 2018 |
| <i>Parks Foundation of Broward County</i> Treasurer | Ft. Lauderdale, FL 2014 - 2016 |
| <i>Philippine Honorary Consulate</i> Board Attorney, Fundraiser, and Event Planner | Ft. Lauderdale, FL 2010-2013 |

MOST RECENT WORK EXPERIENCE

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| <i>Keiser Legal, PLLC</i> Managing Member/Attorney <ul style="list-style-type: none">Representing select clients in land use, zoning, and other related mattersProject management of developments in excess of \$10 million | Delray Beach, FL April 2018 – Present |
| <i>Primrose School of Royal Palm Beach</i> Development Manager <ul style="list-style-type: none">Responsible for all development, licensing, and compliance issuesOversees operational structure and implementation | Royal Palm Beach, FL April 2021 – Present |
| <i>Dunay, Miskel, & Backman, LLP</i> Land Use and Zoning Attorney <ul style="list-style-type: none">Performed impact fee analyses and due diligenceResearched land use and zoning codes throughout Palm Beach and Broward CountiesDrafted zoning confirmations, zoning opinions, memorandums on land use and zoning issues, justification narratives for development applications, development schedules, tri-party agreements, | Boca Raton, FL May 2016 – March 2018 |

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declarations of unity, corrective deeds, easement vacations, executive order extensions, public transit bus shelter agreement, indemnification agreements, community outreach letters, public records requests, variances/waivers, code enforcement issues and lien reduction applications, shared parking covenant, code interpretation applications, release of reservations (SFWMD), administrative revisions to site plan, and letters of objection

- Managed and assisted in representation of development projects and issues, such as Aldi (Boynton Beach, Greenacres), residential boat docks (Boca Raton), mixed use projects (Midtown Delray, Metropica Sunrise), Wawa (Palm Beach County, Boynton Beach, Plantation, Pompano Beach, Loxahatchee Groves, Parkland, Sunrise), Arby's & Take 5 Oil (North Lauderdale), Twin Peaks (Davie), Wendy's (Dania Beach), FPL Fibernet (Fort Lauderdale), Aishel House (Lauderhill), Century Village (Deerfield Beach), Lakeside Manor (Sunrise), Saddlebridge (CBWCD), Target (Miami-Dade, Tallahassee, Orlando, Sarasota)
- Managed and assisted in representation of applicant proposed text amendments to land use and zoning codes
- Represented Keiser University Flagship in West Palm Beach in the development of an athletic facility, football field, and master plan as well as accessibility waiver, easement issues, parking issues, parcel split

United Way of Broward County/Legal Aid Service of Broward County, Inc. Plantation, FL
Supervising Attorney, MISSION UNITED Veterans Pro Bono Project January 2014 – Present

- Represented veterans and their families and litigates in over 14 civil/administrative legal areas with an emphasis on military issues
- Recruits, supervises and manages pro bono cases, pro bono attorneys, staff attorneys and litigation support staff
- Fundraised over **\$200,000** for Legal Aid and United Way of Broward County
- Winner of NBC Foundation's 21st Century Solution Grant Challenge and IACP's Access to Collaboration Grant
- Co-Founder of the *Collaborative Divorce Clinic for Veterans* at Nova Southeastern University
- Drafted *white paper* and lobbied state officials on child support reform for veterans
- Lead project manager for the Florida Bar Military Affairs Committee initiative to build the *first statewide bar legal network* for veterans and their families

Southeastern College / Keiser University Fort Lauderdale, FL
Resident Attorney, Public and Legislative Affairs Specialist & Consultant August 2011 – Present

- Drafted various school/operational policies, i.e. weapons policies
- Team leader and fundraiser for various *political and charitable fundraisers* including Governor Scott, former Governor Jeb Bush, Speaker Boehner, Chairman Kline, Chairwoman Fox, Congressman Rehberg, Congresswoman Wilson, Congresswoman Klobuchar, Congressman Buchanan, Cystic Fibrosis, Arts for Life.
- *Lobbied legislation* in support of our students and the for-profit education industry on Capitol Hill in Washington, D.C.
- Assisted Grassroots co-chair in strategizing and implementing nationwide *grassroots initiatives*
- Collaborated with team members in impacting targeted Senate Races in 7 swing states
- Team leader and event coordinator for Keiser University's first state-wide graduation (2500+ people); secured various in-kind donations for the non-profit organization
- Team leader for Keiser's *\$1 million scholarship program and Student Ambassador Program*.
- Proxy speaker for Mrs. Belinda Keiser at various Keiser Transition Events.

LEGAL EXPERIENCE

The Law Offices of Mariza Cobb, P.A. Fort Lauderdale, FL
Contract Paralegal April 2011 - April 2012

- Drafted various pleadings such as Answers, Affirmative Defenses, Interrogatories, and Requests for Production

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Warner Music Group, Warner Music Latin America
Clinic Intern

Miami Beach, FL
January 2010 – April 2010

- Researched legal issues and drafted various legal documents for business entertainment law such as Service Agreements, Producer's Agreements, Exclusive Rights Agreements, Sales Agreements, Audio and Video Streaming License Agreements, Artist Agreements, Remix Agreements, Photo Agreements, Video Agreements, Amendments to Agreements, demand letters, and business response letters.

Trump Grande/In-House Counsels Warren Stamm & Bernard Diamond
Intern & Summer Associate to In-House Counsels

Sunny Isles Beach, FL
January 2009 – July 2009

- Researched legal issues and drafted various legal documents for entertainment and commercial real estate litigation such as Motion for Summary Judgments, Motions for Relief, promissory note issues, lease issues, short sales issues, mortgage issues, and copyright/trademark issues.
- Organized and managed client files, litigation files, and other legal files.

Andrea Macatangay vs. Ernesto Kuperman, LLC and Karen Vandenburg
Pro Se

Broward County
March 2009 – May 2009

- Pro se representation in a small claims court civil litigation involving issues of violations of Florida statutes and city ordinances, breach of contract, breach of implied warranty of merchantability, negligent misrepresentation, fraud in the inducement of a contract and violations of Florida's Deceptive and Unfair Trade Practices Act.

Skadden, Arps, Slate, Meagher & Flom LLP
Managing Law Clerk

New York, NY
June 2004–August 2006

- Researched and updated various federal and state court actions via Pacer and Datacase.
- Compiled, filed, e-filed and served various legal documents at all courts in tri-state area.
- Obtained docket and other various legal documents at all courts in tri-state area.
- Created, managed, organized, compiled, and retrieved Sample Form Files for entire firm.
- Held administrative duties for accounting expenses for department.

WORK EXPERIENCE

Fordham Preparatory
Head Debate Coach

Bronx, NY
Sept. 2003 – Dec. 2004

- Administration of Debate program including organizing and collaborating with students and faculty
- Taught, Coached, and Mentored students in debate and in other academic subjects
- Traveling coach and judge at national tournaments such as Yale, Harvard, Columbia, and UPENN; local tournaments in the NY Metro Area, Upstate NY, and New Jersey

Bisys Private Equity Services
Tax Intern / TrakDate Supervisor

New York, NY
Sept. 2003 – May 2004

- Collaborated with the outsourcing group to provide tax consulting and services
- Supervised TrakDate – a program designed to ensure timely filing of tax returns
- Prepared tax returns for high net worth individuals, partnerships, and corporations such as Citibank, UBS, JPMorgan, Bear Stearns, AIG, Tresser LP, MidOcean, and the Beacon Group

Bronx Science High School
Assistant Debate Coach

Bronx, NY
January 2002 – June 2003

- Traveling coach and judge for debate students in Lincoln-Douglas Debate

SKILLS, OTHER HONORS, AND COMMUNITY SERVICE

- Proficient in Microsoft Office, Trakdate, Datacase, Pacer, Westlaw, LexisNexis, & General Internet
- **National Bluekey Champion in Lincoln-Douglas Debate 2000-2001**
- Volunteer, Fundraiser and Event Planner at Philippine Honorary Consulate of South Florida and Emcee at Consular Ball

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- Volunteer for Animal Law Attorney Barry Silver of Boca Raton (drafted Amended Complaints and Oppositions to Motions to Dismiss)
 - Volunteer high school debate judge
 - **2012 Keiser University Leadership Award; 2011 Keiser University Transition Event Award**
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SPEAKING ENGAGEMENTS

- **Nova Southeastern University**, Legal Speaker Series (2021)
 - **Florida Bar Conference Speaker in 2013 and 2014 on USERRA and Military Divorce & Ethics**
 - **BCBA Family Law Convention Speaker on Military Divorce**
 - **Civil Procedure Guest Speaker at St. Louis U. Law School and Nova Law School (2011-2013)**
 - Lunch and Learn Speaker at St. Thomas University Law School (2014)
 - Broward County Bar Association Family Law Conference: Representing Military in Divorce
 - Tower Club Guest Speaker Series: Professional Women “Don’t Make Friends with Failure”
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REFERENCES

- Belinda Keiser (E-mail: belindak@sec.edu)
Keiser University, 1900 W. Commercial Blvd, Ste 180, Fort Lauderdale, FL 33309
Work: 954-776-4476
- Stephen Moss (Stephen.moss@hklaw.com)
Holland & Knight, 515 East Las Olas Blvd., #1200, Fort Lauderdale, FL 33301
Work: 954-468-7857
- Anthony Karrat, Esq. (E-mail: akarrat@legalaid.org)
Legal Aid Service of Broward County, Inc., 491 N. State Road 7, Plantation, FL 33317
Work: 954-736-2401
- Magda Vives, V.P. Business & Legal Affairs (E-mail: magda.vives@wmg.com)
Warner Music Latin America, Miami Beach, FL, Work: 305-702-2200
- Kirby Chin, Partner (E-mail: kirby.chin@srz.com)
Schulte Roth & Zabel LLP, New York, NY, Work: 212-756-2000