



COREY W. O'GORMAN, AICP

Senior Planner

ACADEMIC BACKGROUND

Bachelor of Arts, Environmental Studies, Rollins College, Winter Park, Florida, 1983

SPECIALIZED PROFESSIONAL COMPETENCE

Mr. O'Gorman's career spans over 30 years of public- and private-sector experience in community planning and zoning, real estate development, redevelopment and project management. He is a highly skilled planner and project manager with proficiency in research, technical writing, public presentations, administration, and organization, as well as management of personnel, consultants and general contractors. Mr. O'Gorman is big-picture oriented with strong attention to detail, and is knowledgeable of the planning, design, regulatory, and construction principals of real estate development.

Public sector experience includes analysis of comprehensive plans, zoning and land development regulations, and related text amendments; grant administration; development coordination; site plan review; comprehensive plan amendments, rezonings and variances; redevelopment planning, implementation and CRA administration; planning, design and construction of parks and streetscapes; developer negotiations including agreements for disposition and development of public land; and project and program administration.

Private sector experience includes real estate development project management; comparative site analysis; due diligence studies; critical path scheduling; consultant, designer, and contractor selection and contract negotiation; rezonings, variances, and permitting; construction administration; budget preparation and monitoring; review and processing pay requests; and, final project punch-listing and close-out.

RELEVANT PROJECT EXPERIENCE

Provided professional planning services to the following entities and on the following subjects:

Zoning Districts, Studies and Representations

- Consulting Interim Planning Director, Lake Worth, FL
- Mobile Home Park Zoning Regulations, Text Amendment, Palm Beach County Unified Land Development Code
- Vehicle Rental Establishment Zoning Regulations, Text Amendment, Palm Beach County Unified Land Development Code
- Core Area Parking Regulation Amendments, Lake Worth, FL
- Gateway Corridor Zoning District, Lake Worth, FL
- Mixed Use Downtown Overlay District, Tavares, FL
- SR7, Industrial Property Zoning Overlay District, Tavares, FL
- Mixed Use Corridor Overlay District, East Fort Myers, FL

- Residential District Analysis & Text Change, Palm Beach Shores, FL
- Zoning District Comparative Analysis, Annexation Study, Pinecrest, FL
- Zoning and Comprehensive Plan Analysis for Impediments to Fair Housing, Miami-Dade County, Collier County, Brevard County, City of West Palm Beach, Homestead, Punta Gorda, FL
- Affordable Housing Strategies and Zoning/Comprehensive Plan Analysis, Belle Glade, FL
- Section 106 Historic Structures and Zoning District Study, St. Petersburg, FL
- CDBG Environmental Reviews-Multiple Projects, Palm Beach County, FL
- Zoning Analysis for Impediments to Affordable Housing, Consolidated Plan, Spartanburg County, SC
- Clean Energy, Zoning Entitlements, Permitting, Gadsden County and Jacksonville, FL
- Enterprise Rent-A-Car, Zoning Entitlements, Permitting, Lake Worth, West Palm Beach, Oakland Park, Plantation, Fort Lauderdale, and Hollywood, FL
- Alamo/National Rent-A-Car, Variances, Zoning Entitlements, Site Plan Approval, Consolidated Facility, West Palm Beach, FL
- Marina Village, PUD Zoning Representation, Lake Park, FL

Project Management and/or Grant Administration

- Home at J Street, Lake Worth, FL
- 501 Palm Avenue, West Palm Beach, FL
- Wiley Apartments, Lake Worth, FL
- Oaks at Shannon's Crossing Apts, Okeechobee, FL
- Eden Gardens Apts, Immokalee, FL
- Manatee Village Apts, Ruskin, FL
- Pollywog Creek Apts, LaBelle, FL
- Orchid Gardens, Lake Worth, FL
- Begonia Gardens, Lake Worth, FL
- American Orchid Society, Delray Beach, FL
- Greater Yamaha, West Palm Beach, FL
- Adopt-a-Family NSP2 Scattered Sites Rehabilitation and New Construction, Lake Worth, FL
- Pollywog Senior Housing, LaBelle, FL
- Habitat for Humanity, Providence Point Infrastructure Construction, Tampa, FL
- In The Pines Phase 1 & 2, Delray Beach, FL
- Howard Park Ball-park Lighting, Lake Worth, FL
- Latona Avenue Infrastructure, Lake Worth, FL
- Washington Avenue Infrastructure, Lake Worth, FL
- Lake Worth Municipal Pool, Lake Worth, FL
- AHEPA Apartments, West Palm Beach, FL



- DEEDCO Gardens Apartments, Homestead, FL
- Villa Franciscan Apts, Riviera Beach, FL
- Villa Madonna Apts, West Palm Beach, FL
- YWCA of PB County, West Palm Beach, FL

Development Feasibility/Due Diligence

- Poinsettia Apartments, West Palm Beach, FL
- Banana River Marine, Merritt Island, FL
- 1927 Historic High School, Boynton Beach, FL
- Boynton Beach Town Square, Boynton Beach, FL
- Lake Worth Beach & Casino, Lake Worth, FL
- Jupiter Inlet Village, Jupiter, FL
- The Lofts of Melbourne, Melbourne, FL
- Riverwalk, Port St. Lucie, FL
- Coach USA, Lake Worth, FL
- Jupiter Medical Offices, Boynton Beach, FL
- Baron Sign Company, Lake Park/Riviera Beach,, FL
- The Arbours, Cathedral City, CA
- Riverside Drive, Palm Beach Gardens, FL
- Anspach Companies, Palm Beach Gardens, FL
- Implant Innovations, Palm Beach Gardens, FL
- Lake Drive, Singer Island, FL
- Hobe Sound Nursery, Hobe Sound, FL
- 45th Street Medical Offices, West Palm Beach, FL
- Falkner Farms, Manatee County, FL

Community Redevelopment Agency Consulting, Planning & Implementation

- Tax Increment Analysis, Fort Myers Beach, FL
- Consulting Executive Director, Lake Worth, FL 2004-2006
- Tax Increment Analysis, East Gainesville, FL
- Tax Increment Analysis, Downtown Gainesville, FL
- Tax Increment Analysis, Lake Worth Park of Commerce, Lake Worth, FL
- Downtown Tax Increment Analysis, Frostproof, FL
- Finding of Necessity, East Fort Myers, FL
- Finding of Necessity, Bonita Springs, FL
- Finding of Necessity, North Fort Myers, FL
- Finding of Necessity, Lake Worth Park of Commerce, Lake Worth, FL
- Redevelopment Plan, Pine Manor, Lee County, FL
- Redevelopment Plan, Page Park, Lee County, FL
- Redevelopment Plan, Bonita Springs, Lee County, FL
- Redevelopment Plan, Matlacha, Lee County, FL
- Redevelopment Plan, Dunbar, Lee County, FL
- Redevelopment Plan, Downtown Gainesville, FL
- Redevelopment Plan, Fifth Avenue/Pleasant Street, Gainesville, FL
- Redevelopment Plan, College Park/University Heights, Gainesville, FL
- Redevelopment Plan, Lake Worth, Lake Worth, FL
- Redevelopment Plan, Lake Worth Park of Commerce
- Redevelopment Plan, Margate, Margate, FL

- Developer Solicitation, Commerce Center, Gainesville, FL
- Developer Solicitation, Downtown Lake Worth, Lake Worth, FL
- Developer Solicitation, Deer Apartment Redevelopment, Lake Worth, FL
- Developer Solicitation, West Atlantic Avenue, Delray Beach, FL
- Developer Incentive/Negotiations, SE 2nd Place Apartments, Gainesville, FL
- Developer Incentive/Negotiations, University Heights Apartments, Gainesville, FL
- Developer Incentive/Negotiations, The Lucerne Lake Worth, FL

REPRESENTATIVE PROFESSIONAL EXPERIENCE

Senior Planner, SWC, Miami, Hollywood and Ft. Myers offices, 2014-present

Provides planning services primarily in the areas of comprehensive plan and code evaluation, preparation of plan and code amendments, and work with local governments and private clients to develop cooperative solutions for planning issues.

President, PLACE Planning & Design, Inc., North Palm Beach, FL, 2006 to present

Corey O’Gorman AICP, North Palm Beach, FL, 2004 to 2005
Provides a wide range of real estate analysis, land development and planning consulting services to public- and private-sector and non-profit clients throughout Southeast and Southwest Florida.

PROFESSIONAL REGISTRATIONS/AFFILIATIONS/CERTIFICATIONS

- American Institute of Certified Planners (AICP), since July 1991
- Village of North Palm Beach, Planning Commissioner
- Florida Redevelopment Association, Former Board Member
- Florida Housing Coalition, Former Board Member
- Florida Trust for Historic Preservation, Member
- American Planning Association, Member
- Palm Beach County League of Cities, Associate Member
- Northern Palm Beach County Chamber of Commerce, Member

