

Ramsay J. Bulkeley, Esq.

ATTORNEY WITH MANAGEMENT, PERMITTING, NEGOTIATION & GOVERNMENTAL LAW EXPERTISE

Core competencies include:

- | | | |
|----------------------|----------------------|--------------------------------|
| ▪ Strategic Planning | ▪ Budget/Purchasing | ▪ Project Management |
| ▪ Permitting | ▪ Land Use/Zoning | ▪ Legal Research/Due Diligence |
| ▪ Negotiation | ▪ Regulatory Matters | ▪ Code Enforcement |

ACADEMIC BACKGROUND

J.D. Nova Southeastern University, Shepard Broad Law Center - Ft. Lauderdale, Florida

- Degree obtained, May 2006. Member of Florida Bar.

B.A. Criminal Justice-University of North Carolina at Charlotte - Charlotte, North Carolina

- Degree obtained, December 2003

B.S. Community and Regional Planning-Appalachian State University-Boone, North Carolina

- Specialties/Minors: Site plan design, real estate, sustainable development, GIS and computer mapping, environmental planning, graphic communication, public administration, photography.
- Degree obtained, May 1999

PROFESSIONAL BACKGROUND

Bulkeley Consulting- West Palm Beach, FL

August 2024-present

President

Specialty firm specializing in all aspects of commercial and residential real estate and development, including zoning, leases, comprehensive plan amendments, construction management, AG classification, property tax appeals, flood plain review, building appeals and code enforcement matters. Contract management. represented developers and institutional clients in the drafting and negotiation of commercial leases, including long-term ground leases and build-to-suit transactions. Handled title and survey reviews, lender compliance, and zoning reports for urban and suburban developments. Worked on public-private partnerships involving ground lease structures on municipal land.

WGI, Inc.-West Palm Beach, FL

September 2023-August 2024

MARKET LEADER-South Florida

Responsible for the acquisition of new clients for all services WGI provides (geospatial, lidar, platting land use, survey SUE, flood prediction, aerial pictometry, structural and civil engineering). Concentration in the areas of due diligence entitlements, rezoning, land use amendments, code enforcement matters, platting issues, ROW dedication and construction coordination. Provide full service to developers for the acquisition, leaseholds, coordination and implementation of projects through multiple agencies from acquisition to CO throughout South Florida. Responsible for budget updates and presentations for multiple departments within WGI.

PALM BEACH COUNTY-West Palm Beach, FL

December 2018-April 2023

EXECUTIVE DIRECTOR PALM BEACH COUNTY, PLANNING, ZONING & BUILDING Dept.

Responsible for the operation and administration of the Planning, Zoning and Building Department. Coordinates the activities of the department and its divisions that include Building, Planning, Zoning, Contractors Certification, Code Enforcement and Administration. Additionally coordinate with other County departments, public and private organizations including Business Development Board for PBC. Develop departmental goals, policies and programs. Review existing organizational patterns, work relationships, space, equipment and staff utilization; promotes effective operations. Review ground leases and purchase and sale agreements for county property. Implement organizational and administrative changes. Prepare proposed and final budgets for

the Department for presentation to the County Administrator and the Board of County Commissioners. Respond to the general public regarding questions, requests or complaints. Review and approve department agenda items. **Responsible for \$80 million dollar budget with 400 employees. Manage and implement on average \$2.5 billion dollars per year of infrastructure.**

PALM BEACH COUNTY - West Palm Beach, FL

July 2016-December 2018

DEPUTY DIRECTOR PALM BEACH COUNTY, PLANNING, ZONING & BUILDING Dept.

Responsible for the administration and management of Planning, Zoning and Building Departments, including Code Enforcement and Contractors Certification in a shared fashion with the Executive Director. Evaluate interdepartmental performance and effectiveness and implement new policies as warranted. Administer counseling forms/disciplinary actions, employee grievances and complaints; recommend hiring, termination and promotion of staff. Extensive coordination with County Attorney regarding legal issues with all departments within Planning, Zoning and Building. Significant interaction with elected officials, public and community groups, including multiple County and other governmental agencies. Facilitate inter-agency communication on critical issues. Review department budget and project expenditures and revenue. Prepare new ordinances and present to the Board of County Commissioners. Exercise considerable independent judgment in interpreting complex matters involving numerous departments both private and public. Responsible for supervision of the daily operations of multiple County government divisions and divisions. Direct division heads in the daily management of division operations. Evaluate division performance, recommend and implement measures to improve efficiencies and customer/public satisfaction. Review division budget requests and analyze trends, provide advice and justifications for amending budgets.

PALM BEACH COUNTY - West Palm Beach, FL

July 2013-July 2016

DIRECTOR OF CODE ENFORCEMENT

Responsible for the enforcement of 15 different codes and ordinances in unincorporated areas of Palm Beach County. Manage and oversee 30 Code Enforcement Officers and 6 Administration staff. Administer counseling forms/disciplinary actions, employee grievances and complaints, recommend hiring, termination and promotion of staff. Evaluate interdepartmental performance and effectiveness and implement new policies as warranted. Interpret code enforcement regulations and create new enforcement procedures to ensure compliance can be achieved within a reasonable amount of time. Significant interaction with elected officials, general public and community groups. Review current codes with other agencies and recommend amendments where appropriate. Heavy interaction with citizen's groups and public organizations; and at times conduct presentations to these groups, and organizations concerning code enforcement matters. Facilitate inter-agency communication on critical issues. Interpret site plans, building plans and assist in implementation of developmental plans. Review department budget and project expenditures and revenue. Prepare new ordinances and present to the Board of County Commissioners. Exercise considerable independent judgment in interpreting complex matters involving numerous departments.

LAW OFFICES OF RAMSAY J. BULKELEY, P.A. - Jupiter, FL

August 2011-July 2013

PRESIDENT

Operate all aspects of small, boutique law firm including marketing, account management, billing, and collections. Management of commercial entities to include forecasting, budgeting, operations, and dispute resolution. Governmental law, public hearings, commercial and residential land use/zoning approvals, dock approvals, HOA litigation, landlord/tenant disputes, legal graphics, code enforcement, and lien disputes. Environmental and Drainage District permitting. Establish and maintain excellent customer relationships.

SPECIAL PROJECTS:

Structured and executed the business plan for a national cabinet manufacturers' installation company. Performed operations; including contract drafting, general counsel, scheduling (purchasing, shipping, supply, delivery), customer service, issue resolution, and quality control. Scheduled, oversaw, and managed 40+ kitchen installation projects per month, with 8+ installation contractor teams.

STEWART MINING INDUSTRIES, INC. - Ft. Pierce, FL

January 2011-July 2011

VICE PRESIDENT AND LEGAL COUNSEL

Managed all litigation: collections, employment, bankruptcy matters and ACOE wetlands litigation. Ensured permit compliance with BMMR, FDEP, MSHA, and SFWMD. Amended site plans for mined areas and adjusted permits accordingly. Attained closure, reclamation, and finalization of mine phases with government agencies. Performed due diligence to acquire new aggregate mines. Directed day to day operations of aggregate mine and head office.

CASEY CIKLIN LUBITZ MARTENS & O'CONNELL - West Palm Beach, FL

August 2006-January 2011

ASSOCIATE ATTORNEY/LAND PLANNER

Assisted in all phases of commercial litigation including employment, eminent domain, land use/zoning and governmental law issues. Obtained government approvals for residential and commercial developments, zoning and land use petitions/hearings, special exceptions and variances. Aggregate mine approvals and due diligence. Managed document production. Achieved communication tower approvals and amendments. Resolved code enforcement issues, Special Magistrate hearings. Prepared and reviewed real estate contracts, commercial and residential leases, and title review. Created comprehensive plan amendments, developments of regional impacts, subdivision and platting, environmental resource management, due diligence, concurrency, ROW abandonments and SFWMD permits. Prepared homestead and agricultural exemption applications. Experienced with equine related issues.

NOTABLE PROJECTS:

Achieved approval of 7,500 acre aggregate mine and processing facility in Palm Beach County for Florida Rock/Vulcan. Processed/coordinated DEP/EWP, Depth Waiver, ERM permits, excavation permits, reclamation, traffic concurrency, rail lines, ROW, test pits, CUP, water quality and mixing analysis. Participated in Palm Beach County Mining Summit. Aided in complex litigation challenging validity of US Sugar Lease and approval of mine. Assisted in expansion and approvals for 5 Stones Mine. Assisted in Scripps Phase II DRI approval and SFWMD and environmental permit challenges. Obtained approval of Palm Beach County Convention Center Hotel including complex ground leases and condominium complex.

EH BUILDING GROUP II, LLC- Palm Beach Gardens, FL

August 2005-August 2006

LAND ACQUISITIONS AND ENTITLEMENT MANAGER

Directed and coordinated the initial evaluation of subject property, the development and subsequent governmental approval of site plans from initial acquisition stage, planning stage and through final site plan approval. Facilitated project design and engineering and obtained governmental approvals and permits on schedule. Obtained permits from SFWMD, DEP, USACOE, EPA, ERM, and local jurisdictions. Managed and assisted in property rezoning, land use changes, variance hearings, PUD applications. Negotiated and prepared contracts for all professionals, obtained bonds and permits, analyzed and processed required easements and ROW abandonments. Resolved disputes between project neighbors, public and governmental staff. Assisted in CDD implementation.

ENVIRONMENTAL AND LAND USE LAW CENTER-Ft. Lauderdale, FL

Summer 2004

CERTIFIED LEGAL INTERN

Involved in all aspects of land use law litigation. Prepared draft legal opinions and briefs. Prepared and examined contracts involving leases, licenses, purchases and sales of property. Reviewed for legal sufficiency draft ordinances, resolutions, restrictive covenants, grants of conservation easements, warranty deeds, and other non-contractual legal documents related to the functions of the Growth Management Act. Conducted significant land development legal research.

TOWN OF JUPITER-Jupiter, FL

September 2003-August 2005

ENGINEERING INSPECTOR

Managed and oversaw construction projects. Ensured compliance with approved plans and specifications, proposed budgets, timelines, and applicable safety practices and requirements. Performed field inspections of road/utility development, construction, and repair projects conducted by private contractors and by Town construction. Inspected all phases of road construction/repair from sub-grade to finished asphalt paving; inspected all phases of utility construction from trenching to finished grade or asphalt; conducted detailed testing of sub-base, base, and asphalt.

BENCHMARK PLANNING, LLC- Kannapolis, NC

December 2001- April 2002

TOWN PLANNER

Contracted planner to local municipalities. Developed land use regulations and executed their implementation from contract state to final build-out. Reviewed future development plans and presented findings and recommendations to council. Prepared extensive staff reports for projects. Resolved disputes with zoning and code enforcement.

TOWN OF JUPITER-Jupiter, FL

October 1999-June 2000

PLANNING TECHNICIAN

Implemented the Town's comprehensive plan for development of the community, coordinated implementation of amendments/updates to the comprehensive plan. Counseled State Department of Community Affairs that amendments to the Town's comprehensive plan were in compliance. Analyzed annexation requests for consistency with state statutes; developed staff reports with recommended actions for each request, presented staff reports to Planning & Zoning Commission and Town Council.

ADDITIONAL

- ✓ **Advanced** public speaking, presentation and writing skills.
- ✓ **Excellent skills in** legal research, Microsoft Office Suite (Word, Excel, Project, Power Point and SharePoint)



City of Pahokee

207 Begonia Dr., Pahokee, FL 33476 phone 561-924-5534 fax 561-924-8140

Please Print Clearly

APPLICATION FOR EMPLOYMENT

Please Answer All Questions. Résumés Are Not A Substitute for A Completed Application.

We are an equal opportunity employer. Applicants are considered for positions without regard to veteran status, uniformed service member status, race, color, religion, sex, national origin, age, physical or mental disability, genetic information or any other category protected by applicable federal, state, or local laws.

THIS CITY IS AN AT-WILL EMPLOYER AS ALLOWED BY APPLICABLE STATE LAW. THIS MEANS THAT REGARDLESS OF ANY PROVISION IN THIS APPLICATION, IF HIRED, THE CITY MAY TERMINATE THE EMPLOYMENT RELATIONSHIP AT ANY TIME, FOR ANY REASON, WITH OR WITHOUT CAUSE OR NOTICE PURSUANT TO CITY CODES AND POLICIES THAT MAY BE AMENDED FROM TIME TO TIME.

Applicant Name Ramsay Bulkeley

Position Applied For (list only one) City Manager

Telephone Number [REDACTED] Alternate/Cellular Telephone Number () -

Present Address: How long have you lived here? 8 yrs Years/Months

Street, Apartment, or Unit Number [REDACTED]

City/State/Zip: [REDACTED]

Email Address (optional) bulkemanager@aol.com

Type of employment desired? Full-time ☒ Part-time ☐ (Specify Hours) _____

Are you willing to work overtime? Yes ☒ No ☐

Date on which you can start work if hired 10/1/25

Have you previously applied for employment with this City? Yes ☐ No ☒

If Yes, when and for what position did you apply? _____

Have you ever been employed by this City? Yes ☐ No ☒

If Yes, provide dates of employment, position and reason for separation from employment. _____

If applicable, below list any other names by which you have been known which may be necessary to allow us to confirm your work and educational record. For example, change of name, use of an assumed name, nickname, etc.

SPECIAL SKILLS

List any licenses or certifications you have that relate to this job: please see resume

Education	School Name and Location (Address, City, State)	Course of Study or Major	Graduate? Y or N	# of Years Completed	Honors Received
High School	Laurel Park, Northville, MI		y	011	honor roll
College					
Graduate/ Professional	see resume				
Trade or Correspondence					

WORK EXPERIENCE *see resume*

Please list the names of your present and/or previous employers in chronological order with present or most recent employer listed first. Provide information for at least the most recent seven (7) year period. If self-employed, supply firm name and business references. You may include any verifiable work performed on a volunteer basis, internships, or military service. Your failure to completely respond to each inquiry may disqualify you for consideration from employment. Please do not answer "see resume." (You may attach additional sheets if needed.)

1. Name of Current or Last Employer _____

Address: _____ Telephone: (____) ____ - _____

Job Title: _____ Supervisor Name: _____

From ____ To: ____ Hours Worked: _____

Duties: _____

Reason for Leaving: *NA* _____

May we contact? Yes ☐ No ☐ If No, why not? _____

Were you ever disciplined? If so, for what? _____

2. Name of Former Employer: _____

Address: _____ Telephone: (____) ____ - _____

Job Title: _____ Supervisor Name: _____

From ____ To: ____ Hours Worked: _____

Duties: _____

Reason for Leaving: _____ May we contact? Yes ☐ No ☐ If No, why not? _____

Were you ever disciplined while employed? If so, for what? _____

3. Name of Former Employer: _____

Address: _____ Telephone: () _____ - _____

Job Title: _____ Supervisor Name: _____

From _____ To: _____ Hours Worked: _____

Duties _____

Reason for Leaving: _____

May we contact? Yes ☐ No ☐ If No, why not? _____

What will this employer say was the reason your employment terminated? _____

Were you ever disciplined? If so, for what? _____

Have you ever been terminated or asked to resign from any job? Yes ☒ No ☐

Has your employment ever been terminated by mutual agreement? Yes ☐ No ☒

Have you ever been given the choice to resign rather than be terminated? Yes ☒ No ☐

If you answered Yes to any of the above three questions, please explain the circumstances of each occasion.

Did not believe what admin in PBC was doing was
ethical; so was terminated instead of doing unethical
practices

PROFESSIONAL REFERENCES

Please list the names of additional work-related references we may contact. Individuals with no prior work experience may list school or volunteer-related references.

Name	Position	Company	Work relationship (i.e. Supervisor, co-worker)	Telephone
Kirk Jordan	Attorney		co worker	561 601 7865
Melissa McKinley	Former Commission	WGI	Commission	561 452 6217
Alan Wilkin	Attorney		supervisor	561 346 2383

PERSONAL REFERENCES

Please list names of personal references (not previous employers or relatives) who you know that we may contact.

Name	Occupation	Address	Telephone	Number of Years Known
Jim Burg	Developer	(561) 718 9980	(561) 718 9980	15
Craig Mann	Developer	—	(561) 309 7223	20
Dave Bernhardt	FHP	—		12

DRIVING INFORMATION [Optional]

(Complete only if driving is an essential function of the job for which you are applying).

Do you have a current valid driver's license? Yes ☒ No ☐

If yes, License No.: [REDACTED] State: FL Expiration Date: 10/30/31

If you do not have a Florida driver's license, why not? _____

_____ Has your license ever been suspended or revoked?

Yes ☒ No ☐

If yes, explain: 25 years ago for failure to pay a ticket

Please list all moving traffic violations in the last five (5) years:

Offense	Date	Location	Comments
<i>none</i>			

APPLICANT ACKNOWLEDGEMENT & AUTHORIZATION

I hereby certify that the answers to the foregoing are true and correct to the best of my knowledge. I understand that CITY OF PAHOKEE ("the CITY") will attempt to verify statements made on my application.

I understand that the CITY requires certain information about me to evaluate my qualifications for employment and to conduct its business if I become an employee. I understand that false, incomplete or misleading statements or omissions on this application or any other pre or post-employment form, or in any interview or other oral communication, may be considered sufficient cause for dismissal, if and when discovered. The use of this application does not indicate there are positions open and does not in any way obligate the CITY.

I authorize personal references, as well as professional references, other persons, companies, corporations, schools, and law enforcement agencies identified in this application to furnish to the CITY and/or its representatives any information they have concerning me.

I understand that I may be required to submit to drug testing now or at any time in the future and I agree to such testing. Moreover, I understand that my failure or refusal to undergo such testing will result in the withdrawal of my employment application.

I will be able, if hired, to certify that I am authorized to work in the United States of America. The Immigration Reform and Control Act of 1986 requires that, upon hiring, employers verify the authorization to work and identity of all new employees. An offer of employment is contingent upon the CITY's ability to verify this necessary information.

I understand that if I am hired, confidential information regarding the CITY, and/or its customers and employees may be available to me and that this information must not be disseminated or used except for the CITY's benefit. If employed, I agree to keep all information about the CITY, including such information regarding its business methods, protocols, customers and employees, confidential and shall not disclose this information to any unauthorized personnel whether within or without the CITY.

I understand that this application or subsequent employment does not create a contract of employment nor does it guarantee employment for any definite period of time. Should I be hired, I understand that my employment is at-will and my employment may be terminated at any time with or without cause, and with or without notice.

EXEMPTION FROM PUBLIC RECORDS DISCLOSURE

Are you a current or former law enforcement officer, other employee** or the spouse or child of one, who is exempt from public records disclosure under 119.07, F.S.? Yes ☒ No ☐

If yes, explain: Former director of Code Enforcement

****Other covered jobs include: correctional and correctional probation officers, firefighters, certain judges, assistant state attorneys, state attorneys, assistant and statewide prosecutors, personnel of the Department of Revenue or local governments.**

[Signature] 9/15/25
Complete Signature of Applicant Date

Thank you for completing this application form and for your interest in employment with the City of Pahokee. Due to the volume of applications received, we may not interview every applicant. In the event you are selected for interview, we will contact you.

Applications will not be considered active after one hundred eighty (180) days from date of application unless renewed, in writing, by the applicant.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

VETERANS NOTICE & CONSENT FORM

Check appropriate item to claim Veterans' Preference. Documentation substantiating your claim **MUST** be furnished at the time of application or your claim for veterans' preference will be invalid.

1. ☐ A Veteran who has served duty in any branch of the Armed Forces who has a presently existing service-connected disability 30% or more compensable under public laws administered by the Veterans' Administration; or who is receiving compensation, disability retirement benefits, or pension by reason of public laws administered by the Veterans' Administration and the Department of Defense; or
2. ☐ The spouse of a veteran who cannot qualify for employment because of a total and permanent disability, or the spouse of a veteran missing in action, captured or forcibly detained or interned in line of duty by a foreign government of power; or
3. ☐ A veteran of any war who has served on active duty for at least one (1) day during the wartime era, including but not limited to the following:
 - (a) Spanish-American War: April 21, 1898 to July 4, 1902;
 - (b) Mexican Border Period: May 9, 1916 to April 5, 1917;
 - (c) World War I: April 6, 1917 to November 11, 1918; extended to April 1, 1920, for those veterans who served in Russia; also, extended through July 1, 1921, for those veterans who served after November 11, 1918, and before July 2, 1921, provided such veterans had at least 1 day of service between April 5, 1917, and November 12, 1918;
 - (d) World War II: December 7, 1941, to December 31, 1946;
 - (e) Korean Conflict: June 27, 1950, to January 31, 1955;
 - (f) Vietnam Era: February 28, 1961, to May 7, 1975;
 - (g) Persian Gulf War: August 2, 1990 and ending on the date thereafter prescribed by Presidential proclamation or by law; or
4. ☐ The unmarried widow or widower of a veteran who died of a service-connected disability.

Have you claimed and been employed through Veterans' Preference since October 1, 1987? __ Yes ☐ No ☒

If yes, give name of Employer: _____

Note: Under Florida law, preference in appointment and employment shall be given, by the State and its political subdivisions, first to those persons included in #1 and #2 above, and second to those persons included under #3 and #4 above. If any applicant claiming a veterans' preference for a vacant position is not selected for the position, they may file a complaint with the **Division of Veterans' Affairs, P. O. Box 1437, St. Petersburg, Florida 33731**. A complaint shall be filed within 21 days after notice of a hiring decision. If notice of a hiring decision is not given, a complaint may be filed at any time.

Applicant's Full Name (Please Print) _____

Ramsay Bulkeley

BRANCH OF SERVICE

DATA ENTRY

DATE OF DISCHARGE

SIGNATURE FORM

THIS APPLICATION WILL BE CONSIDERED ACTIVE FOR A MAXIMUM OF ONE HUNDRED EIGHTY (180) DAYS. IF YOU WISH TO BE CONSIDERED FOR EMPLOYMENT AFTER THAT TIME, YOU MUST REAPPLY. DO NOT SIGN UNTIL YOU HAVE READ ALL OF THE INFORMATION CONTAINED IN THE APPLICATION.

I CERTIFY THAT ALL OF THE INFORMATION THAT I HAVE PROVIDED ON THIS APPLICATION IS TRUE, ACCURATE, AND COMPLETE.

Applicant Signature: _____

Date: _____

If the applicant is a minor, the foregoing release and consent must be signed by the applicant's parent or legal guardian. Signature by the applicant's parent or legal guardian constitutes acknowledgment by the applicant and the parent or legal guardian that the City, to the extent permitted by federal, state, and local law, can test the applicant for illegal or controlled substances, conduct inspections of property without notice, and communicate test results to City personnel who need to know, the applicant, and the applicant's legal guardian.

Parent/Legal Guardian

Witness

Date

Date