

RAMSAY J. BULKELEY, ESQ.

West Palm Beach, Florida • (561) 301-7608 • bulkeleyramsay@gmail.com

Summary

CITY MANAGEMENT • PUBLIC ADMINISTRATION • GOVERNMENT OPERATIONS • INTERGOVERNMENTAL RELATIONS

Senior executive and municipal operations leader with 20+ years of progressive experience in Florida local government, public administration, large-scale development oversight, appropriations strategy, and high-level organizational leadership. Former Executive Director of Palm Beach County Planning, Zoning & Building—responsible for 400 employees and an \$80M departmental budget, and annual delivery of \$2.5B in countywide infrastructure. Attorney with deep experience in municipal law, land development, intergovernmental negotiation, contract administration, and public-private partnerships. Proven ability to secure major funding, lead complex government systems, manage rapid growth, and advance large-scale development in fast-emerging communities.

Core Leadership Competencies

- Municipal Administration & Government Operations
- State Appropriations & Grant Acquisition
- Large-Scale Infrastructure & Capital Planning
- Budgeting, Financial Controls & Audits
- Contract & Vendor Management (“Government Light” Model)
- Development Review, LDRs, Zoning, Land Use & Entitlements
- Public-Private Partnerships (P3) & Economic Development
- Intergovernmental Relations (County, State, Federal)
- Strategic Planning & Policy Development
- High-Level Staff Leadership, Culture Building & Team Development
- Public Engagement, Community Relations & Crisis Communication

Experience

2024 - present: BULKELEY CONSULTING – WEST PALM BEACH, FL

President

Specialized representation focused on municipal and county regulatory systems, real estate development, zoning, land use strategy, code enforcement, property tax matters, and complex development negotiations.

- Advise municipalities and developers on comprehensive planning, LDR interpretation, development applications, and growth-management strategies.
- Manage full contract compliance for development agreements, ground leases, P3 structures, and municipal land transactions.
- Prepare grant-ready project documentation, state-funding justifications, and infrastructure prioritization for appropriations requests.
- Provide crisis-response and regulatory interpretation for code, building, and permitting issues.

2023 - 2024: WGI, INC. – WEST PALM BEACH, FL

Market Leader – South Florida

Directed regional growth and full-service project coordination for engineering, survey, geospatial, entitlement, and development projects.

- Managed development approvals, rezoning, land-use amendments, site plan entitlements, transportation issues, and P3 coordination.
- Coordinated infrastructure-heavy projects requiring multi-agency approvals, including county, municipal, and state entities.

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- Supported developers and public agencies from acquisition through CO, ensuring compliance with financial, schedule, and regulatory benchmarks.
- Led budget development and interdepartmental resource planning for executive leadership.

2013 - 2023: PALM BEACH COUNTY – PLANNING, ZONING & BUILDING DEPARTMENT

2018-2023 Executive Director

Executive head of a major county department overseeing **350 employees, \$80M operating budget**, and an average of **\$2.5B in annual infrastructure delivery**.

- Directed the operations of Building, Planning, Zoning, Code Enforcement, Contractors Certification, and Administrative divisions.
- Led state appropriations requests, capital funding cycles, and administration of multi-year infrastructure programs.
- Implemented systems modernization to improve permitting efficiency, development review, and project turnaround times.
- Negotiated intergovernmental operating agreements.
- Served as key liaison between the County Administrator, Board of County Commissioners, major landowners, and legislative partners.
- Oversaw preparation of audited financials, internal controls, and departmentwide fiscal accountability.

2016-2018 Deputy Director

Second-in-command for all PZ & B operations.

- Administered major segments of the county's development services, code enforcement, building operations, and LDR review.
- Collaborated with the County Attorney's Office on complex regulatory issues, litigation risk, and code revisions.
- Improved organizational efficiencies and customer-service performance across multiple divisions.
- Drafted ordinances and policy amendments; presented regularly to the Board of County Commissioners.
- Managed department-wide budget analysis, revenue forecasting, and performance measures.

2013-2016 Director of Code Enforcement

- Managed enforcement of 15 county codes and ordinances.
- Directed 36 employees (officers and administrative staff).
- Coordinated intergovernmental operations with municipalities, Fire Rescue, Sheriff's Office, and ERM.
- Developed new enforcement procedures reducing case duration and improving compliance outcomes.
- Regularly presented to Board of County Commissioners, advisory boards, and community groups.

2011 - 2013: LAW OFFICES OF RAMSAY J. BULKELEY, P.A. – JUPITER, FL

President

- Managed full legal practice with focus on public hearings, land use approvals, zoning, municipal permitting, and governmental representation.
- Represented clients before PBC, municipalities, SFWMD, DEP, ACOE, and local boards.
- Drafted development agreements, and complex permitting packages.

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2011: **STEWART MINING INDUSTRIES – FT. PIERCE, FL**
Vice President & Legal Counsel

- Managed all regulatory permitting and environmental compliance.
- Interfaced with DEP, MSHA, SFWMD, ACOE, and local governments.
- Directed operations and litigation strategy.

2006 - 2011: **CASEY CIKLIN LUBITZ MARTENS & O'CONNELL – WEST PALM BEACH, FL**
Associate Attorney / Land Planner

- Managed major development approvals including mines, DRIs, and large-scale commercial projects.
- Prepared comprehensive plan amendments, rezoning, concurrency, ERM permits, and state/federal applications.
- Notable role in approval of 7,500-acre aggregate mine, Scripps Phase II DRI, and PBC Convention Center Hotel.

Education

J.D., Nova Southeastern University – Shepard Broad Law Center
B.S., Community & Regional Planning – Appalachian State University
B.A., Criminal Justice – University of North Carolina, Charlotte
Member, Florida Bar (2006–Present)

Additional

- ICMA membership
- Extensive experience presenting before County Commissions, municipal councils, legislative bodies, and public boards.
- Advanced public speaking, executive communication, presentation development