

local plans, policies and codes that relate to the SEQ region to reflect and align with the Regional Plan. The Florida GMA imposes the requirement for local jurisdictions that development should not proceed without the proper infrastructure in place to service it. The SEQ plan requires local jurisdictions to prepare growth management strategies demonstrating how state objectives in terms of population growth will be accommodated not only in terms of residential dwellings, but also employment, infrastructure and open spaces

The present paper evaluates the effectiveness of these mandates in insuring local compliance with state goals and objectives by investigating two cases, Gold Coast, South East Queensland, and Miami-Dade, Florida. Both jurisdictions share similarities in terms of their population trends, location along the coast, climate and economic activities.

The first section will include a review of the statutory requirements governing growth management in each state, as well as an examination of the local planning schemes and regulations for Gold Coast and Miami. The second section will include an analysis of structured interviews with planners and decision-makers in both locations. The survey instrument includes questions on the strengths and weaknesses of each program, problems in implementation and areas needing improvement and change with the compliance system of the programs.

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A COMPARATIVE EVALUATION OF LOCAL COMPLIANCE WITH STATE GROWTH MANAGEMENT MANDATES: THE CASES OF GOLD COAST, SOUTH EAST QUEENSLAND, AND MIAMI, FLORIDA

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South East Queensland, Australia and Florida, USA, have distinct similarities in terms of physical characteristics such as geography and climate as well as population growth trends, development history and structure. Both states are experiencing higher than average growth rates within their respective countries as a result of being desirable tourism and retirement destinations. Similarly, both try to cope with the development pressures they face through the adoption and implementation of growth management programs.

In Florida the 1985 Florida Growth Management Act (GMA) governs the growth management process whereas in South East Queensland (SEQ), the 2005 SEQ Regional Plan provides the framework for managing the expected growth. While Florida's GMA establishes a state oversight of local planning and requires consistency between plans, the SEQ Regional Plan requires any