

RESUME

JAMES C. NICHOLAS

OFFICE

126 SW 165th Street
Newberry, Florida 32669
(352) 472 4045
E-Mail jcnicholas@msn.com and Nicholas@law.ufl.edu

POSITION

Emeritus Professor of Urban & Regional Planning and Emeritus Professor of Law, University of Florida, Gainesville, Florida; and Principal, Nicholas Consulting, 2006 to present.

PREVIOUS POSITIONS

Professor of Urban & Regional Planning and Affiliate Professor of Law, University of Florida, Gainesville, Florida, 1985 to 2006. Associate Director, Environmental and Land Use Law Program, College of Law, 1999 to 2006.

1985 - 1992, Co-Director of Growth Management Studies, College of Law, University of Florida.

1969 - 1985, Professor of Economics, Florida Atlantic University, Boca Raton, Florida, and Associate and Acting Director, Joint Center for Environmental and Urban Problems of Florida Atlantic and Florida International Universities.

EDUCATION

- Ph.D.: 1970, University of Illinois,
Major in Economics
- M.A.: 1967, University of Miami,
Major in Economics
- B.B.A.: 1965, University of Miami,
Major in Business Administration

I. RESEARCH AND PUBLICATIONS

A. Books

1. *Principles and Practices of Proportionate Share Development Impact Fees*, with A. Nelson and J. Juergensmeyer, Chicago: Planners Press, 2009.
2. *A Guide to Impact fees and Housing Affordability*, with A. Nelson and J. Juergensmeyer, Washington DC: Island Press, 2008.
3. *A Practitioner's Guide to Development Impact Fees*, Chicago: American Planning Association, 1991, with A. Nelson and J. Juergensmeyer.
4. *The Changing Structure of Infrastructure Finance*, Cambridge, Mass.: The Lincoln Institute of Land Policy, 1985. Editor.
5. *State Regulation and Housing Prices*, New Brunswick, NJ: Rutgers University, 1982.
6. *The Unnecessary Cost of Automobile Ownership*, Fort Lauderdale, Florida: Joint Center for Environmental and Urban Problems, 1980.

B. Monographs

1. *Impact Fees in Hawaii: Implementing the State Law*, Honolulu: Land Use Research Foundation, 1993. With D. Davidson.
2. *Calculating Proportionate Share Impact Fees Under the Rational Nexus Test*, Chicago: American Planning Association, 1988.
3. *The Use of Florida's Land*, Tallahassee, Florida: State of Florida, Environmental Land Management Study Committee, 1973. Editor.
4. *New Communities: A Tool to Implement a Policy for the Management of Growth*, Tallahassee, Florida: State of Florida, Environmental Land Management Study Committee, 1973. Editor.

C. Chapters in Books

1. "The Fiscal Theory and Reality of Growth Management in Florida," in *Growth Management in Florida: Planning for Paradise*, Ed. By T. Chapin, C. Connerly and H. Higgins, Burlington, VT: Ashgate, 2007, with T. Chapin.
2. "Impact Fees Should Not Be Subject to Takings Analysis," in *Taking Sides on Takings Issues: Public and Private Perspectives*, Ed. By Thomas E. Roberts, Chicago: Am. Bar Assn, 2002, with J. Juergensmeyer.

3. "Transferable Development Rights and Alternatives After *Sutium*," *Twenty-Eighth Institute of Planning, Zoning and Eminent Domain*, New York: Matthew Bender, 1998. With J. C. Juergensmeyer and B. Leebrick. A reprint of item D. 1.
4. "Elementos Econômicos da Gerência do Crescimento," in *Conflicts Jurídicos, Econômicos e Ambientais*, ed. by Paulo Roberto Pereira de Souza and Jon Mills, Maringá, Paraná: University of Meringá Press, 1995.
5. "The Evolution of Land Use and Environmental Law in the United States," in Ellen Margrethe Basse, ed., *Miljørettens grundsporgsmål: Bidrag til en nordisk forskerudannelse*, Kobenhavn: G.E.C Gad, 1994.
6. "The Need for an International Forum to Consider Compensation for Environmental Preservation," in Amedeo Postiglione, ed., *Tribunale Internazionale Dell'Ambiente*, Roma: Istituto Poligrafico E Zecca Dello Stato Libreria Dello Stato, 1992.
7. "The Use of Road Impact Fees in the United States," in Robert F. Passwell, ed., *Site Impact Traffic Assessment*, Washington, DC: American Society of Civil Engineering, 1992.
8. "Paying for Growth: Creative and Innovative Solutions," in Jay Stein, ed., *Growth Management and Sustainable Development*, Sage, 1992.
9. "The Provision of Infrastructure," in D. Coffee and J. Wade, eds., *Local Government in the 1990's*, Gainesville: Center for Governmental Responsibility, University of Florida, 1990.
10. "The Costs of Growth: A Public vs. Private Sector Conflict or a Public/Private Responsibility," in D. Brower, D. Godschalk & D. Porter, eds., *Understanding Growth Management: Critical Issues and A Research Agenda*, Washington: Urban Land Institute, 1989.
11. "Appropriate Methods for Establishing Impact Fees," with A. C. Nelson, in *Development Impact Fees*, A.C. Nelson, ed., Chicago: American Planning Association, 1988.
12. "A Model State Impact Fee Enabling Act," with J. Juergensmeyer, in *Development Impact Fees*, A.C. Nelson, ed., Chicago: American Planning Association, 1988. Reprinted as "Modelo de Projeto de Lei Para Criação das Taxas de Impacto," in *Conflicts Jurídicos, Econômicos e Ambientais*, ed. by Paulo Roberto Pereira de Souza and Jon Mills, Maringá, Paraná: University of Meringá Press, 1995
13. "A Standard Development Impact Fee Enabling Statute," with J. Bachrach, J. Juergensmeyer, A. Nelson, T. Ramis and E. Strauss, in *Development Impact Fees*, A.C. Nelson, ed., Chicago: American Planning Association, 1988.
14. "Calculating Proportionate Share Impact Fees," in R. Alterman, ed., *The Private Finance of Public Services*, New York: New York University Press, 1988.
15. "Impact Fees: A Fiscal Technique for Managing Growth," in W. deHaven-Smith, ed., *Growth Management Innovations in Florida*, Fort Lauderdale: Florida Atlantic University, 1988.

16. "Commentary on Florida's Policy With Respect to it's Coast," in C. M. Adams, ed., *The Economics of Coastal Tourism and Research Perspectives for Florida*. Gainesville: Florida Sea Grant College Program, 1988.
17. "Capital Improvement Finance and Impact Fees After the Growth Management Act of 1985," in *Perspectives on Florida's Growth Management Act of 1985*, J. DeGrove and J. Juergensmeyer, editors, Cambridge, Mass.: The Lincoln Institute of Land Policy and The Urban Land Institute, 1986.
18. "Florida's Experience With Impact Fees," in *The Changing Structure of Infrastructure Finance*, J. C. Nicholas, editor, Cambridge, Mass.: The Lincoln Institute of Land Policy, 1985.
19. "Land Availability in Florida," *Land for Housing: Developing a Research Agenda*, in James Hobin, editor, Cambridge, Mass.: The Lincoln Institute of Land Policy, 1985.
20. "The Role and Scope of Impact Fees," in *Financing Florida State Government*, H. P. Tuckman, editor, Tallahassee: Florida State University, 1979.

D. Referred Journals

1. "Market Based Approaches to Environmental Preservation: To Environmental Mitigation Fees and Beyond," *Natural Resources Journal*. 2003. With J. Juergensmeyer.
2. "The Ups and Downs of Growth Management in Florida," *Journal of Law and Public Policy*, Vol, 12 No. 2, 2001.
3. "Growth Management and Smart Growth in Florida," *Wake Forest Law Review*, Vol. 35:3, 2000, with Ruth Steiner.
4. "State and Regional Land Use Planning: The Evolving Role of the State," *St. Johns University Law Review*, Vol. 73:4, 1999.
5. "Perspectives Concerning the Use of Environmental Mitigation Fees as Incentives - II," *Environmental Liability*, with J. Juergensmeyer and E. Basse. Volume 7:3, 1999.
6. "Perspectives Concerning the Use of Environmental Mitigation Fees as Incentives - I," *Environmental Liability*, with J. Juergensmeyer and E. Basse. Volume 7:2, 1999.
7. "Transferable Development Rights and Alternatives After *Suitum*," *The Urban Lawyer*, Vol. 30 No. 2, 1998, with J. Juergensmeyer and B. Leebrick.
8. "Positive Influence of Impact-Fees in Urban Planning and Development," *Journal of Urban Planning and Development*, Vol. 118, No. 2, 1993. With A. C. Nelson and J. E. Frank.

9. "New Fangled Impact Fees," *Planning*, Vol. 58:10, 1992, with A. C. Nelson and Lindell Marsh.
10. "Estimating Functional Population for Facility Planning Purposes", *Journal of Urban Planning and Development*, Vol. 118, No.2, 1992. With A. C. Nelson.
11. "On the Progression of Impact Fees," *Journal of the American Planning Association*, Vol. 58, No.4, 1992.
12. "Debt for Nature Swaps: A Modest But Meaningful Response to Two International Crises," *Florida International Law Journal*, Volume V, no. 2, 1990, with J. Juergensmeyer.
13. "Critical Elements of Development Impact Fee Programs," *Journal of Urban Planning and Development*, Vol. 116 No. 1, May 1990, with A. Nelson and J. Juergensmeyer.
14. "Determining The Appropriate Impact Fees Under The Rational Nexus Test," *Journal of the American Planning Association*, Vol. 54:1, 1988, with A. C. Nelson.
15. "Calculating Proportionate Share Impact Fees," *New York Affairs*, Vol. 10, No. 2, 1988.
16. "Impact Exactions: Economic Theory, Practice and Incidence," *Law and Contemporary Problems*, Vol. 50, No.1, 1987.
17. "East-West Trade: A Case Study of Sulphur," *Florida International Law Journal*, Vol. III, No 1, 1987.
18. "The Use of Benefit Fees and Assessments in Financing Transportation Improvements," *AASHTO*, 1987.
19. "Housing Costs and Prices Under Regional Regulation," *Journal of the American Real Estate and Urban Economics Association*, Vol. 9, no. 1, 1982.
20. "Problems of Financing Capital Improvements in a Growing Area," *Engineering Issues*, 1980.
21. "Rent Differentials Among Racial and Ethnic Groups," *Review of Social Economy*, Vol. 36, No. 1, 1978.
22. "Planning as Compensation for Land Use Regulation," *Florida Environmental and Urban Issues*, Vol. V, January 1977.
23. "Areas of Critical Environmental Concern: A Case Study," *Florida Environmental and Urban Issues*, Vol. IV, 1976.
24. "Impact Fees: The Other Side," *Florida Environmental and Urban Issues*, Vol. 3, 1975.
25. "The Economy of the South Florida Coastal Zone," *Florida Environmental and Urban Issues*, Vol. III, 1975.

26. "Industrial Locations: The Special Case of Florida," *Review of Regional Studies*, Vol. 4, 1975.
27. "Population Updates: Growth in South Florida Since 1970," *Florida Environmental and Urban Issues*, Vol. 2, 1974.
28. "Impact Fees in Florida," *Florida Environmental and Urban Issues*, Vol. 2, 1974.
29. "South Florida During the Twentieth Century: Population Projections to 2000," *Florida Environmental and Urban Issues*, Vol. 1, 1973.
30. "An Experiment in Computer Aided Instruction in Regional Economics," *Review of Regional Studies*, vol. 3, 1973.
31. "Controlling Pollution: An Economic View," *Research Reports In Social Science*, Vol. 14, 1972.
32. "Corporate Income Taxation in Florida: An Analysis of It's Effects on Prices and Growth," *Florida Planning and Development*, April 1970 (with M. B. Redman).
33. "Florida's Metropolitan Income: Levels and Trends," *Florida Planning and Development*, March 1970

E. Articles in Edited Proceedings

1. "Florida the Megastate: How Can it Take a Lickin' and Keep on Tickin'," *Journal of the Public Interest Environmental Conference*, Vol. 1, Spring 1997.
2. "Price Effects of Road and Other Impact Fees on Urban Land," *Transportation Research Record*, No. 1305, 1991, with A. C. Nelson, J. H. Lillydahl and J. E. Frank.
3. "The Seasonal Stability of the Urban Base Multiplier," *Proceedings of the American Statistical Association*, Nov. 1976.
4. "Instability of the Urban Base Multiplier," *Proceedings of the American Statistical Association*, September 1974.
5. "The Impact of Inflation on Investment and Labor Productivity," *Proceedings of the American Statistical Association*, Nov. 1972.

F. Other Research Activity

1. Technical Reports

Over 60 technical reports have been written for various agencies which are noted under relevant professional experience.

2. Papers Before Professional Associations

Over 100 papers have been presented to Professional Associations. These Associations include:

American Law Institute/American Bar Association
American Planning Association
American Sociological Association
American Society for Public Administration
Association for Social Economics
Atlantic Economic Society
Eastern Economics Association
National Conference on Managed Growth
Operations Research Society of America
Southern Economics Association
Southern Regional Science Association
Urban Land Institute

3. Special Invited Papers

- a. Office of the Governor, Office of State Planning, State of Hawaii, "A Review of Hawaii's Infrastructure Finance With Recommendations," Honolulu, Hawaii, 1992.
- b. United Nations Council on Development, "The Effect of Environmental Regulations on the Construction Industry," Berkeley, California, 1992.
- c. Legislature of the Commonwealth of Massachusetts, "Financing the Needs of a Growing Community," Boston, 1990.
- d. Office of the New Hampshire Governor, "Techniques for Financing Urban Development," Manchester, NH, 1989.
- e. Commonwealth of the Northern Marianas Islands, Office of the Governor, "Fiscal and Environmental Management of Growth," 1989.
- f. World Congress on Land Policy, London, United Kingdom, "Financing Infrastructure in Florida," 1986.
- g. The Florida House Committee on Growth Management, "Fiscal and Economic Dimensions of Growth Management," 1985.
- h. The Florida Bar Association, "Coping with Economic Impact in the Development Review Process," 1982.
- i. National Order of Women Legislators, "Financing Capital Infrastructure: Impact Fees," 1982.

- j. The Florida Senate, Committee on Commerce, "Self Insurance for Worker's Compensation in Florida," 1978.
- k. The Florida Senate, Committee on Commerce, "The Reform of Florida's No-Fault Insurance Law," 1978.
- l. United States Senate, Committee on Interior and Insular Affairs, "The Florida Experience in Land Use Regulation and its Economic Consequences," 1976.
- m. The Florida House of Representatives, Seminar on the Constitutional Problems of Takings, "The Economics of Takings," 1976.
- n. American Law Institute/American Bar Association;
 - (1) "Capital Improvement Financing"
 - (2) "Handling The Controversial Land-Use Case"
- o. American Planning Association:
 - (1) "Florida's Experience with Impact Fees," 1985.
 - (2) "Calculating Impact Fees," 1986, 1988 and 1989.
 - (3) "Impact Fees After Nollan," 1987.
 - (4) "Recent Events in Impact Fee Calculations," 1990.
 - (5) "Impact Fees On Trail," 1991 and 1992.
 - (6) "Environmental Mitigation Fees," 1992.
 - (7) "Environmental Mitigation Fees," 1994.
 - (8) "The Hackensack Meadowlands Development Plan," 1995.
- p. "Calculating Proportionate Share Impact Fees Under The Rational Nexus Test," a series of regional presentations delivered at:
 - (1) Baltimore, Maryland, 1987
 - (2) Atlanta, Georgia, 1987
 - (3) Tulsa, Oklahoma, 1987
 - (4) Portsmouth, New Hampshire, 1987
 - (5) Augusta, Maine, 1988
 - (6) Los Angeles, California, 1988
 - (7) Little Rock, Arkansas, 1988
 - (8) Milwaukee, Wisconsin, 1988
 - (9) Boston, Massachusetts, 1988
 - (10) Denver, Colorado, 1988
 - (11) San Diego, California, 1989
 - (12) New York, New York, 1989
 - (13) Boston, Massachusetts, 1989
 - (14) Burlington, Vermont, 1989
 - (15) Dallas, Texas, 1990
 - (16) San Francisco, California, 1990
 - (17) London, England, 1990
 - (18) Atlanta, Georgia, 1990
 - (19) Denver, Colorado, 1990
 - (20) Cape Cod, Massachusetts, 1990

- (21) Hilo, Hawaii 1990
- (22) Hilton Head, South Carolina 1991
- (23) Denver, Colorado, 1991
- (24) Seattle, Washington 1991
- (25) Sacramento, California 1991
- (26) Virginia Beach, Virginia 1991
- (27) Orlando, Florida 1992
- (28) San Francisco, California 1992
- (29) London, England, 1992
- (30) Atlanta, Georgia, 1993
- (31) San Francisco, California, 1994
- (32) Orlando, Florida 1994
- (33) San Francisco, California, 1995
- (34) Orlando, Florida 1995
- (35) London, England 1998
- (36) Columbia, South Carolina 1999
- (37) Des Moines, Iowa 2000

4. Grants

As Acting Director/Associate Director of the Joint Center, grantsmanship was a primary responsibility. Over 75 grants totaling over \$4 million were received.

II. SPECIAL PROFESSIONAL ACTIVITIES

- A. Member, Florida Property Right Commission, 1994-95.
- B. Advisor on Economic Development and Immigration Policy, Office of the Governor, Commonwealth of the Northern Marianas Islands, 1993.
- C. Advisor on Growth Management and Financial Policy, Office of the Governor, State of Hawaii, 1992-93.
- D. Advisor on Growth Management and Environmental Policy, State of Paraná, Brazil, 1992-93.
- E. Technical Advisor on Economic Development, Vovoidship of Olsztyn, Poland, 1992.
- F. Participant and Speaker, "Impact Fees? Can They Work Here?" Special Seminar Sponsored by the Department of Land Economy, University of Cambridge, London, United Kingdom, 1992.
- G. Participant and Speaker, Workshop on Legal and Technical Assistance for Eastern Europe, Sponsored by the Central and Eastern European Legal Initiative, American Bar Association, Krakow, Poland, 1992.
- H. Participant and Speaker, International Symposium on the Establishment of a World Environmental Court, Florence, Italy, 1991.
- I. Participant and Speaker, Special Seminar on Planning Gain or Paying for Growth?, Institute of Advanced Legal Studies, University College - London, London, United Kingdom, 1990.
- J. Participant and Speaker, International Symposium on The Problems of Heavily Polluted Areas, Wroclow, Poland, 1989.
- K. Participant and Speaker, Second International Symposium on Current Legal Issues Impacting East-West Trade, Warsaw, Poland, 1988.
- L. Technical Advisor on Land Policy, Constitutional Commission for the United States of Brazil, Campo Grande, Matto Grosso del Sul, Brazil, 1988.
- M. Participant and Speaker, International Symposium on Current Legal Issues Impacting East-West Trade, Warsaw, Poland, 1986.
- N. Member, American Delegation, Royal Society of Chartered Surveyors Session of Anglo-American Urban Experience, London, United Kingdom, 1983.
- O. Member, American Delegation, International Association of Administrative Sciences, Berlin, West Germany, 1983.
- P. Participant, HUD Task Force on "Development Choices for the 80's," 1981.

- Q. Participant, American Planning Association/Urban Land Institute/HUD Conference on Non-Metropolitan Growth, 1980.
- R. Staff Economist, Florida Tax Reform Commission, 1979-80.
- S. Participant, U.S. Department of Housing and Urban Development, National Task Force on Housing costs, 1979-80.
- T. Executive Director, (Florida) Governor's Task Force on Economic Policy, 1979.
- U. Staff Economist, Florida Environmental Land Management Study Committee, 1974-75.

III. RELEVANT PROFESSIONAL EXPERIENCE

A. CONSULTANT TO:

- 1. Government of the United States;
 - a. U.S. Department of the Interior
 - b. U.S. Environmental Protection Agency
 - c. U.S. Department of Defense, Army Corps of Engineers
- 2. Republic of El Salvador
- 3. Commonwealth of the Northern Marianas Islands
- 4. Commonwealth of Puerto Rico
- 5. Vovoidship of Olsztyn, Poland
- 6. State of Delaware, Department of Transportation
- 7. State of Hawaii, Office of the Governor, Office of State Planning
- 8. State of New Hampshire, Office of the Governor
- 9. State of New Jersey;
 - a. The Pinelands Commission
 - b. Hacksensack Meadowlands Development Commission
- 10. State of Florida;
 - a. The Florida Senate
 - b. Environmental Land Management Study Committee
 - c. Power Plant Sitting Committee
 - d. Department of Community Affairs
 - e. Department of Natural Resources
 - f. Department of Environmental Protection
 - g. Department of Professional Regulation
 - h. Florida Regional Agencies;
 - i. South Florida Regional Planning Council
 - ii. Southwest Florida Regional Planning Council
 - iii. Treasure Coast Regional Planning Council
 - iv. South Florida Water Management District
 - v. Suwannee River Water Management District
- 11. Counties of: (selected)
 - Anne Arundel, Maryland
 - Broward, Florida
 - Burlington, New Jersey

Charlotte, Florida
Clark, Nevada
Cobb, Georgia
Collier, Florida
Dade, Florida
DeKalb, Georgia
Douglas, Colorado
DuPage, Illinois
Forsyth, Georgia
Hawaii, Hawaii
Hernando, Florida
Hillsborough, Florida
Kern, California
Lake, Florida
Lee, Florida
Martin, Florida
Monroe, Florida
Montgomery, Pennsylvania
Palm Beach, Florida
Pitkin, Colorado
St. Lucie, Florida
St. Johns, Florida
Sarasota, Florida
Suffolk, New York
Teton, Wyoming
Walton, Florida
Washoe, Nevada

12. Cities of: (selected)

Albuquerque, New Mexico
Alpharetta, Georgia
Bakersfield, California
Beavercreek, Ohio
Boca Raton, Florida
Bradenton, Florida
Canton, Georgia
Chardon, Ohio
Destin, Florida
Gatlinburg, Tennessee
Hialeah, Florida
Honolulu, Hawaii
Key West, Florida
Miami Beach, Florida
Orlando, Florida
Palm Beach, Florida
Portland, Maine
Reno, Nevada
Sanibel, Florida
Scottsdale, Arizona

Southampton, New York
Virginia Beach, Virginia
West Palm Beach, Florida

13. Private Corporations: (selected)
- The Arvida Corporation
 - Bramalea Limited
 - Boca Del Mar/Texaco, Inc.
 - Deltona Corporation
 - Flag Development Company
 - Florida Home Builders Association
 - Florida Power and Light Corporation
 - Florida Power Corporation
 - Freeport-MacMoran, Inc.
 - General Development Corporation
 - Prudential Insurance Company
 - Texas Instruments, Inc.
 - The Foundation Land Company
 - Tishman-Spyre Properties
 - U.S. Home Corporation
 - Westinghouse Communities, Inc.

B. Expert Testimony:

United States District Courts
United States Bankruptcy Court
United States Courts of Claim
Judicial Courts of Florida
Judicial Courts of New Jersey
Judicial Courts of Illinois
Judicial Courts of Iowa
Judicial Courts of Ohio
Numerous Administrative Boards - Federal, State and Local

IV. PUBLIC SERVICE

- A. Member, Florida Property Rights Commission, 1994-1995.
- B. Member, Florida Land Use Data System Advisory Council, Florida Department of Community Affairs, 1984-85.
- C. Assistant Director, Southeastern American Assembly on the City and the Farm, 1980.
- D. Member of the Board, Broward-Palm Beach Economics Forum, 1980-1985. President, 1982-83.
- E. Member, Economics Advisory Committee, Florida Department of Environmental Regulation, 1978-1982.

- F. Member, Palm Beach County (Florida) Charter Advisory Commission, 1978-79.
- G. Member, Economics Advisory Panel, State of Florida, State Comprehensive Plan Committee, 1985-87.
- H. Member, Technical Advisory Committee, South Florida Regional Planning Council, 1972-74.
- I. Member and Vice-Chairman, Economic Advisory Committee, South Florida Regional Planning Council, 1972-74.
- J. Reporter, Member of the Drafting Committee and Participant, "Florida 2000: Governor's Conference Growth and the Environment," October 1973.
- K. Member, Palm Beach County (Florida) Land Use Advisory Board, 1971-77. Chairman, 1971-1973.

VI. MEMBERSHIPS AND AWARDS

A. Professional:

- 1. American Planning Association
- 2. Urban Land Institute;
 - Member of the Industrial Development Council, 1979-85
 - Member of the Recreation Development Council, 1985-90
 - Member of the National Policy Council, 1990-92.
- 3. American Bar Association, Educational Affiliate
- 4. Institute of Transportation Engineers

B. Honorary:

- 1. Omicron Delta Epsilon, Economics Honor Society
- 2. Pi Mu Epsilon, Mathematics Honor Society
- 3. Faculty Associate, Lincoln Institute of Land Policy, Cambridge, Massachusetts.

C. Awards:

- 1. Professional Excellence Award, University of Florida, 1997.
- 2. Professional Excellence Award, University of Florida, 2001.