



Dennis D. Mele

Partner

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Dennis D. Mele is a partner and Chair of the Land Use & Zoning practice group. He is widely recognized for his work in land use, zoning, environmental and governmental law. Having experience as a land planner and a city manager, Mr. Mele has a unique understanding of the myriad issues developers, property owners and local governments face; and, is able to advise clients on a wide range of complex matters.

Mr. Mele represents clients before federal, state, regional and local government agencies. He has extensive experience in land use, construction and budgeting issues pertaining to real estate development projects. In addition, he represents developers in obtaining approvals for Developments of Regional Impact (DRI's), land use plan amendments, dredge and fill/environmental resource permitting and other development projects. Mr. Mele also has experience in representing clients with regard to wetlands jurisdictional determinations.

Utilizing his extensive experience with local government, Mr. Mele represents clients in the annexation of large land areas into municipalities, including the preparation of annexation agreements and special acts to protect property owners' rights. He also represents local government, developers and property owners seeking development entitlements and works closely with real estate attorneys on land use and environmental issues affecting real estate transactions.

Mr. Mele frequently lectures on land use issues including environmental permitting and comprehensive planning.

Bar Admissions

- Florida

Education

- J.D., University of Miami School of Law, *summa cum laude*, 1988
- M.U.P., University of Michigan, 1979
- A.M., University of Michigan, 1978
- A.B., University of Michigan, 1976

Practice Areas

- Government Relations
- Land Use & Zoning
- Hospitality, Alcohol & Leisure Industry Group

Professional and Community Involvement

- City of Coconut Creek, City Manager

- South Florida Regional Planning Council, Broward County and City of Coconut Creek, Land Planner
- American Institute of Certified Planners, Member
- American Planning Association, Member

Speaking Engagements

- Speaker, "Special Issues for Allocating Use of Property in Public/Private Partnerships," Law Seminars International: Development Agreements, Easements and CCRs, June 24, 2008

Recognitions

- Best Lawyers®, "The Best Lawyers in America," Environmental Law; Land Use & Zoning Law, 2024-2025
- Best Lawyers®, "Lawyer of the Year," Land Use & Zoning Law, 2024
- *Chambers USA*, "Top Ranked Lawyer - Florida: Real Estate: Zoning/Land Use," 2004-2024
- *U.S. News & World Report*, The Best Lawyers in America "Lawyer of the Year," Land Use & Zoning Law, 2010, 2018, 2020, 2023
- *U.S. News & World Report*, "The Best Lawyers in America," Land Use & Zoning, 2007-2023
- *U.S. News & World Report*, "The Best Lawyers in America," Environmental Law, 1997-2023
- *Fort Lauderdale Illustrated*, "Top Lawyers" 2021 & 2022
- *Martindale-Hubbell*, Rated AV Preeminent®
- *Super Lawyers* magazine, "Florida Super Lawyers," Land Use/Zoning, 2007-2019
- *South Florida Legal Guide*, "Top Lawyers," Land Use and Zoning, 2006-2016
- *South Florida Business & Wealth* magazine, "Attorney of the Year, Leaders in Law," Environmental Law, 2015
- *The American Lawyer* magazine, "Top Rated Lawyers," 2012
- *The Legal 500*, U.S. Edition, Land Use & Zoning - Real Estate and Construction, 2009

In the News

- Mentioned, "Tamarac Residents Had Very Little Say About Self-Storage Facility in Public Meeting," *Tamarac Talk*, September 11, 2018
- Mentioned, "Woodspring Suites Plans New Hotel in Broward," *South Florida Business Journal*, May 8, 2018
- Mentioned, "Broward to Consider 3 Major Projects, Including Toll Brothers Homes on Golf Course," *South Florida Business Journal*, April 16, 2018
- Quoted, "Plan To Build Hundreds of Homes On Miramar Wetlands Scaled Back," *Sun Sentinel*, November 3, 2017
- Quoted, "New Real Estate Rent? Plaza May Replace Some Stores with Apartments," *Sun Sentinel*, October 27, 2017
- Quoted, "Deerfield Oks Plan to Rebuild Hundreds of Homes on Golf Course," *Sun Sentinel*, October 3, 2017
- Mentioned, "Broward to Consider Significant Residential, Industrial Projects," *South Florida Business Journal*, September 12, 2017
- Mentioned, "Dania Beach Approves Plan for New Apartment Complex," *Sun Sentinel*, May 23, 2017
- Mentioned, "Lennar Seeking Approval for 385 Homes in Broward," *South Florida Business Journal*, May 10, 2017
- Mentioned, "Broward Commission To Consider Three Big Developments, Including Homes On Golf Course," *South Florida Business Journal*, April 21, 2017
- Quoted, "WCI Takes Steps to Fix Mold Issues," *Sun Sentinel*, February 28, 2017
- Mentioned, "Best Lawyers in South Florida 2017," *Best Lawyers*, October 19, 2016
- Mentioned, "Developer Plans Offer Insight into Housing Recovery," *Sun Sentinel*, September 28, 2016
- Quoted, "Pembroke Pines Re-Configures Plans for City Hall," *The Real Deal*, August 15, 2016
- Quoted, "Developer Proposes Mixed-Use Project on Site of Closed Church," *South Florida Business Journal*, August 12, 2016
- Quoted, "Tamarac, Lauderdale Lakes Discuss Development on City Line," *Sun Sentinel*, August 10, 2015
- Quoted, "Davie Approves Three Housing Projects Waylaid by the Recession," *Sun Sentinel*, August 20, 2014

- Mentioned, "Broward's Political, Lobbying Establishment Gets Behind Jim Waldman's Senate Campaign," *Sun Sentinel*, November 5, 2013
- Mentioned, "Has the County Met Its Match?," *Sun Sentinel*, January 30, 2014
- Mentioned, "Alumni @ Taubman College - Dennis D. Mele," *Taubman College*, January 27, 2014
- Quoted, "Deerfield Country Club to Become Industrial Park," *Sun Sentinel*, December 17, 2013
- Quoted, "Commission Considers Rezoning Deerfield CC," *Club & Resort Business*, July 1, 2013
- Mentioned, "South Florida Ready to Boom?," *Bisnow*, November 1, 2012
- Mentioned, "Greenspoon Marder Named Among the 2013 'Best Law Firms'," *The Business Development Board*, November 1, 2012
- Quoted, "Hotel Near Everglades Too Close for Comfort," *NBC Miami*, May 12, 2010
- Mentioned, "South Florida Alumni on 'Best Lawyers' List," *University of Miami School of Law Barrister V. LIV*, Spring 2001
- Quoted, "Tallahassee Report," *Florida Trend*, August 1, 1996
- Day One Recap: Greenspoon Marder Innovation Summit

News

- Greenspoon Marder Partner Dennis Mele Appointed Special Counsel on Heron Pond Condominium Complex Redevelopment
- 56 Greenspoon Marder Attorneys Listed in The Best Lawyers in America® 2025 Edition
- Greenspoon Marder Attorneys Receive Multiple Rankings in Chambers USA 2024 Guide
- Greenspoon Marder Expands Land Use and Zoning Practice Group with Addition of Partner Matthew Scott
- Three Greenspoon Marder Partners Are Recipients of The Best Lawyers in America® "Lawyers of the Year" Awards 2024
- 49 Greenspoon Marder Attorneys Listed in The Best Lawyers in America® 2024 Edition
- Greenspoon Marder Attorneys Ranked in Chambers USA 2023 Guide
- Greenspoon Marder Ranked in Chambers and Partners USA 2023 Guide
- Greenspoon Marder Attorneys Recognized as "Top Lawyers" by Fort Lauderdale Illustrated for 2022
- 48 Attorneys At Greenspoon Marder Listed In The Best Lawyers In America® 2023
- Greenspoon Marder Attorneys Ranked In Chambers and Partners USA For 2022
- Greenspoon Marder Attorneys Ranked In Chambers and Partners USA For 2021
- Greenspoon Marder Innovation Summit Webinar Recordings
- Day One Recap: Greenspoon Marder Innovation Summit
- Greenspoon Marder Supports The American Planning Association's 2019 Florida Annual Conference
- Greenspoon Marder Partner Dennis Mele Selected As A "Lawyer of the Year" By Best Lawyers® For 2020
- Greenspoon Marder Attorneys Receive 2018 AV Preeminent Rating By Martindale-Hubbell
- Greenspoon Marder Attorneys Receive 2017 AV Preeminent Rating By Martindale-Hubbell
- Greenspoon Marder Shareholder Dennis D. Mele Wins City Commission Approval For Hoyer Homes
- Greenspoon Marder Supports the American Planning Association's Florida Conference
- Greenspoon Marder Announces Rankings In Chambers And Partners USA 2017
- Super Lawyers Recognizes 38 Attorneys at Greenspoon Marder
- Twenty One Attorneys Ranked as "Top Lawyers" and Greenspoon Marder Listed as a "Top Law Firm" in the 2014 South Florida Legal Guide
- Industrial park gets OK
- Greenspoon Marder Named as Top Law Firm 2012

Videos

- Webinar: Government Permitting and Inspections in the Era of COVID-19



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