

Kevin Realì



Associate

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PRACTICE AREAS

Land Development, Zoning &
Environmental
Land Development/Land
Use/Zoning
Real Estate
Transportation
Hospitality & Leisure

OVERVIEW

Kevin Realì represents national and local developers and property owners before local, state, and federal governments on land development issues and counsels those clients on transactional real estate matters for multi-family commercial, industrial, hotel, master planned and mixed-use projects. Kevin has worked on numerous transformative projects in the Tampa Bay region and has strong roots in the St. Petersburg community.

Kevin previously served in the U.S. Navy as a Nuclear Surface Warfare Officer after studying Mechanical Engineering.

Areas of Concentration

Land Development

Community development and special districts

Comprehensive planning and plan amendments

Concurrency for schools, transportation, and infrastructure

Development agreements – between private parties and with public, government entities

Growth management, land use and zoning law – permitting, compliance, enforcement and litigation

Graywater density bonuses

Land development, short and long-term strategic planning and asset positioning

Local government permitting – variances, special exceptions, code enforcement, and permitting

Real Estate

Real estate acquisition, dispositions, leasing and financing transactions

Government & Administrative

Administrative law, permitting, licensing, rulemaking and litigation

REPRESENTATIVE EXPERIENCE

Representing real estate developer in the first new major development to be entitled in the City of St. Pete Beach in over a decade. The development includes a mixed-use project consisting of 243 multi-family residential units, a waterfront restaurant (with public boat slips and outdoor dining options), a 3,959 square foot co-working facility, 8,264 square feet of retail and significant public amenities. The project will provide an east-end redevelopment anchor project which will help revitalize the businesses along Corey Avenue and redefine the vista as visitors enter the City from the Corey Causeway.

Representing a full-service investment and development firm in obtaining a variety of land use approvals for a new mixed-use development located along the Gandy causeway (a key corridor connecting the City of Tampa to the City of St. Petersburg). The waterfront development includes a mix of multi-family, townhome and commercial uses including 376 units, a dry storage marina with 245 slips, retail, and 225 accessory wet slips. This project brings vibrant commercial development to an area in need of dry storage, retail and restaurants that has otherwise sat vacant for over a decade.

Representing the leading nonprofit health care provider in the Tampa Bay and West-Central Florida Regions in obtaining all development entitlements for a 773,582 sq. ft. medical facility, including a regional hospital, ambulatory care center and associated medical offices. The project also includes a commercial outparcel. It is the first major project in northeast Plant City, an area that is envisioned by the NE Master Plan as an important commercial activity center. The hospital will be a major employer for Plant City, attracting highly-skilled and educated workers to the area.

Representing one of the largest home furnishing and accent retailers in Florida in the development of a warehousing, distribution and regional headquarters, including a regional showroom, for their central Florida operations in Plant City. This project will transform the city into a manufacturing and distribution powerhouse.

Representing a national real estate investment trust (REIT) that focuses on the acquisition, selective development, redevelopment and management of multifamily homes, in the infill redevelopment of an 18.5 acre parcel to a mixed-use waterfront and retail project, including over 650 multi-family residential units, a waterfront restaurant and public boardwalk amenities. It is the first mixed use residential/commercial development to break ground in a primarily industrial area and to begin the transition envisioned by the Tampa Comprehensive Plan to create a new gateway into the Tampa Bay area.

PROFESSIONAL & COMMUNITY INVOLVEMENT

St. Petersburg Development Review Commission, 2023-Present

St. Petersburg Chamber of Commerce, 2020-Present

Housing, Land Use & Development Committee, 2020-Present

Public Policy Council, 2020-Present

Former Head Sailing Coach, Eckerd College

PUBLICATIONS & PRESENTATIONS

Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | October 2022

Land Development News Update, Publications: [What's Developing | Summer 2022](#)

Stearns Weaver Miller News Update | September 2022

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Fall 2021](#)

Stearns Weaver Miller News Update | September 2021

Land Development News Update, Publications: [Hillsborough County Studying Comprehensive Plan Updates to Facilitate Affordable Housing](#)

Stearns Weaver Miller News Update | July 2021

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 25](#)

Stearns Weaver Miller News Update | March 2021

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 24](#)

Stearns Weaver Miller News Update | January 2021

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 23](#)

Stearns Weaver Miller News Update | December 2020

Land Development News Update, Publications: [City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies](#)

Stearns Weaver Miller News Update | November 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 22](#)

Stearns Weaver Miller News Update | October 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 21](#)

Stearns Weaver Miller News Update | September 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 19](#)

Stearns Weaver Miller News Update | September 2020

Publications: [Major Land Use Changes Ahead in St. Pete: CHAA Update, Tropicana Field Site RFP, and I-275 Improvements](#)

Stearns Weaver Miller News Update | August 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 18](#)

Stearns Weaver Miller News Update | August 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID Legal Compass | Edition 17](#)

Stearns Weaver Miller News Update | July 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 16](#)

Stearns Weaver Miller News Update | July 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 15](#)

Stearns Weaver Miller News Update | July 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 14](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 13](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 12](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 11](#)

Stearns Weaver Miller News Update | June 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass | Edition 10](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [Edition 9](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [Edition 8](#)

Stearns Weaver Miller News Update | May 2020

Land Development News Update, Publications: [Hillsborough County to Consider Doubling of Development Fees and Extending Rezoning Moratoria, Despite COVID-19 Economic Recovery Concerns](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [COVID-19 Updates](#) | [Edition 7](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [COVID-19 Updates](#) | [Edition 6](#)

Stearns Weaver Miller News Update | May 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [COVID-19 Updates](#) | [Edition 5](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Land Development News Update, Publications: [Hillsborough County Forges Ahead to Consider Doubling Development Fees During COVID-19 Era](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [Timely and Significant COVID-19 Updates](#) | [Edition 4](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [Timely and Significant COVID-19 Updates](#) | [Edition 3](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [Timely and Significant COVID-19 Updates](#) | [Edition 2](#)

Stearns Weaver Miller News Update | April 2020

COVID News Update, Government & Administrative News Update, Government Affairs News Update, Land Development News Update, Publications: [COVID-19 Legal Compass](#) | [Timely and Significant COVID-19 Updates](#)

Stearns Weaver Miller News Update | March 2020

Land Development News Update, Publications: Hillsborough County Sets Aggressive Twelve Program to Remake Development Policies - and Increase Fees

Stearns Weaver Miller News Update | February 2020

Land Development News Update, Publications: Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: Major Land Use and Development Policies Discussions Continue in Hillsborough County

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: Major Evolution in Land Use and Development Policies Ahead in Hillsborough County

Stearns Weaver Miller News Update | December 2019

NEWSROOM

In the Media: St. Pete plaza could become 304-unit housing development

St. Pete Catalyst | | May 2024

Firm Announcements: Land Development and Real Estate Shareholder Elise Batsel and Attorney Kevin Reali Join Stearns Weaver Miller

| May 2019

EDUCATION

J.D., *magna cum laude*, Stetson University College of Law, 2018

Stetson Law Review

Moot Court, Board

Highest grade: Civil Procedure; Torts; Constitutional Law Real Property

B.S., *magna cum laude*, University of South Florida, 2006

ADMISSIONS

Florida