

## Kevin Reali



Associate

Tampa Office

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### PRACTICE AREAS

Land Development, Zoning &  
Environmental

Land Development/Land  
Use/Zoning

Real Estate

Transportation

Hospitality & Leisure

### OVERVIEW

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

#### Areas of Concentration:

##### Land Use & Zoning

Economic Development Incentives - Graywater density bonuses and Live Local Act approvals (Florida Senate Bill 102 & Senate Bill 328)

Local Development Order Approvals & Amendments –Comprehensive Plan Amendments, Vacations, Special Exceptions, Variances, Zoning

Infrastructure Development Mitigation - 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

##### Real Estate

Acquisitions and Dispositions

Community Development and Project Structuring – Creation of, and tax-free bonding for Community Development District (CDDs)

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## REPRESENTATIVE EXPERIENCE

Represents 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, 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.

Represents 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 commercial development to an area that has sat vacant for over a decade.

Represents a 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.

Represents 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.

Represents 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.

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## 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

Tampa Bay Builders Association (TBBA)

Former Head Sailing Coach, Eckerd College

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## RECOGNITION

*Florida Super Lawyers, Rising Star, 2024-Present*

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## PUBLICATIONS & PRESENTATIONS

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

Stearns Weaver Miller News Update | October 2022

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

Stearns Weaver Miller News Update | September 2022

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

Stearns Weaver Miller News Update | September 2021

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

Stearns Weaver Miller News Update | July 2021

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**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

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**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

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**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

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**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

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**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

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**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

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

**: COVID Legal Compass | Edition 20**

Stearns Weaver Miller News Update | September 2020

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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

Stearns Weaver Miller News Update | January 2020

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

Stearns Weaver Miller News Update | December 2019

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## NEWSROOM

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

St. Pete Catalyst | | May 2024

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

| May 2019

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## 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

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## ADMISSIONS

Florida