

**City of St. Petersburg and Pinellas County**  
**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

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This Covenant is made the \_\_\_\_ day of \_\_\_\_\_, 2025, by **RYAN HANEWINKEL AND MEGAN HANEWINKEL**, (hereinafter referred to as the “Owner”), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as “City”) and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as “County”), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain property located at 201 21<sup>st</sup> Avenue North, St. Petersburg, Florida, (hereinafter, the “Property”) which is owned in fee simple by the Owner. The Property is a contributing property to the North Shore Historic District listed in the National Register of Historic Places. The areas of significance of this Property, as identified in the nomination report for the Property are: ( **x** ) architecture, ( **x** ) history, (   ) archaeology.

The Property is comprised essentially of the improvements to the following described site:

**NORTH BAY HEIGHTS LOT 37**

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2025, to December 31, 2034:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and Historic Preservation Division (or successor agency thereto) (herein, the “Local Historic Preservation Office”), the address for which is:

**City of St. Petersburg  
Urban Planning and Historic Preservation Division  
Planning and Development Services  
PO Box 2842  
St. Petersburg, Florida 33731  
(727) 892-5451**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the Property site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the Property site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the Property site is obtained pursuant to 2., above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the Property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment

of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In accordance with City Code Section 16.30.070.4.F.7, the City Council shall hold a public hearing to determine whether the exemption shall be revoked. The Local Historic Preservation Office will provide written notice of such proceedings to the owner at least ten days before the public hearing. If the City Council determines that the Property is no longer eligible for tax exemption, the Local Historic Preservation Office will notify the Owner and the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost

or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

[Signature]  
Witness Signature

Karla Egg  
Printed or typed name of Witness

2/24/25  
Date

C. Kochanek  
Witness Signature

Cynthia Kochanek  
Printed or typed name of Witness

2/24/25  
Date

OWNER

**RYAN HANEWINKEL**

By:

[Signature]  
Owner Signature

Ryan Hanewinkel  
Printed or typed name of Owner

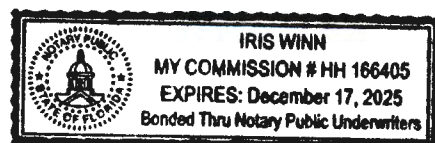
2/24/25  
Date

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by **RYAN HANEWINKEL**, to me well known to be the person described in, or who produced Florida Driver's License as identification, and who executed the foregoing Covenant individually and acknowledged before me that he/she executed the same in their capacity as Owner of 201 21<sup>st</sup> Avenue North, for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 24 day of February, 2025.

[Signature]  
(Notary Signature)  
Commission expires:





WITNESSES

[Signature]  
Witness Signature

Kayla Eger  
Printed or typed name of Witness

2/24/25  
Date

[Signature]  
Witness Signature

Cynthia Kochanek  
Printed or typed name of Witness

2/24/25  
Date

OWNER

MEGAN HANEWINKEL

By:

[Signature]  
Owner Signature

Megan Hanewinkel  
Printed or typed name of Owner

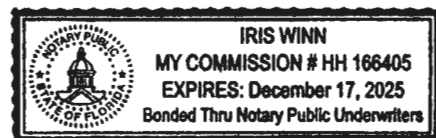
2/24/25  
Date

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by **MEGAN HANEWINKEL**, to me well known to be the person described in, or who produced Florida Driver's license as identification, and who executed the foregoing Covenant individually and acknowledged before me that he/she executed the same in their capacity as Owner of 201 21<sup>st</sup> Avenue North, for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 24 day of February, 2025.

[Signature]  
(Notary Signature)  
Commission expires:



WITNESSES

Witness Signature

**Marie N. Charles**

Printed or Typed Name of Witness

Witness Signature

**Rita R. Wesley**

Printed or Typed Name of Witness

STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, A.D. 2025, by Robert M. Gerdes and Chandrahasa Srinivasa, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.

**JORDAN WILSON**  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2027  
No. HH 355118

**CITY OF ST. PETERSBURG,  
FLORIDA**

By: \_\_\_\_\_  
Robert M. Gerdes, City  
Administrator

ATTEST:

By: \_\_\_\_\_  
Chandrahasa Srinivasa, City Clerk



\_\_\_\_\_  
(Notary Signature)  
Commission Expires:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney (Designee)

By: Heather Judd

ATTEST:  
KENNETH BURKE, CLERK

**PINELLAS COUNTY, FLORIDA,**  
by and through its Board of County  
Commissioners,

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Office of the County Attorney