

**IN THE JURISDICTION OF THE
TOWN OF LAKE PARK SPECIAL MAGISTRATE**

CASE NO.23090024

TOWN OF LAKE PARK,

Petitioner

PCN: 36-43-42-20-01-010-0201

vs.

754 PARK AVENUE LAKE PARK LLC

Respondent,

**FIRST AMENDMENT TO STIPULATION AND AGREED ORDER FOR FINE
REDUCTION**

The Petitioner, Town of Lake Park, Florida (Town), and the Respondent, **754 PARK AVENUE LAKE PARK LLC** (Respondent), (collectively the Parties) hereby stipulate to a reduction of the fines which accrued against the real property legally described below and pertaining to the above referenced code violation case as follows:

1. Respondent owns the real property located at **754 PARK AVENUE, LAKE PARK, FLORIDA, 33403**, and which is legally described as follows:
KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
(Referred to hereinafter as "the Property.")
2. Respondent is the current owner of the Property and owned the Property at the time the violations occurred and of the accrual of the fines.
3. The Respondent has requested a reduction of the fines which have accrued against the Property pursuant to the order assessing fines (Order) rendered by the Town's Special Magistrate (Magistrate).
4. The Parties previously agreed to a stipulation of the reduction of the fines which accrued against the Property and pursuant to the Agreed Order, pursuant to which the Respondent previously paid **\$17,788.76** to the Town (*\$16,425 in fines; and \$1,363.76 in interest*).
5. The agreed upon reduction of fines as referenced in paragraph 4, above, was contingent upon the Respondent receiving a Certificate of Completion pursuant to permit #23-000391 no later than December 30, 2025. The Respondent agreed

that in the event a Certificate of Completion was not received by December 30, 2025, the Respondent shall pay to the Town an additional \$18,000 in fines on December 31, 2025.

6. The Town acknowledges that since July 2025, the Respondent's contractor has moved forward with construction, but has also been presented with an internal user for a substantial portion of the building, for which permit revisions are necessary and additional time is required for the issuance of a Certificate of Completion.
7. Provided the Respondent receives a Certificate of Completion on or before January 30, 2026, the Town shall execute a release of the Code Enforcement Lien against the Property, and shall provide the same to the Respondent for its recordation. **It is the Respondent's responsibility to record the release and to provide a copy of the same to the Town evidencing its recordation.**
8. The Respondent agrees that in the event a Certificate of Completion is not received by January 30, 2026, the respondent shall pay an additional \$18,000 in fines to the Town on February 2, 2026.
9. In the event a Certificate of Completion is not received by January 30, 2026, in addition to paying the additional \$18,000 reference in paragraph 8 above, then the Code Enforcement Lien against the property pursuant to Case No. 23090024 shall continue to accrue a daily fine and interest pursuant to the Order, with a retroactive accrual starting July 1, 2025 onwards, and shall not be eligible for any further fine reductions.
10. The signatories below represent that they are authorized to agree to this Stipulation, and to bind the Town and Respondent, and their successors and assigns.
11. Should either the Town or the Respondent be required to enforce the terms of the Stipulation in a hearing before the Town's Code Enforcement Magistrate, the prevailing party shall be entitled to recover its attorney fees and costs.

IN WITNESS WHEREOF, the Town and Respondent hereto have executed this

(intentionally left blank – signatures on following page)

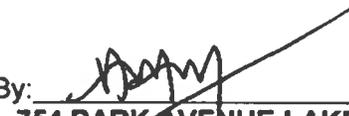
Stipulation on the dates set forth below.

TOWN OF LAKE PARK

Dated: 12/15/25

By: 
THOMAS J. BAIRD, TOWN ATTORNEY

Dated: 12/11/2025

By: 
754 PARK AVENUE LAKE PARK LLC
(Managing Members: Michael
Wolohojian; Aret Tikiryan; and Yefry Jave)

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754 PARK AVENUE LAKE PARK LLC

Respondent,

This Stipulation and Agreed Order having been presented to the Town of Lake Park's Code Compliance Special Magistrate on this **December 15, 2025**, and with the Special Magistrate being fully informed in the premises and accepting the Stipulation, it is hereby **ORDERED AND ADJUDGED** that the Parties shall comply with their respective obligations as set forth in the Stipulation.



By: _____

A handwritten signature in blue ink, appearing to read "Paul J. Nicoletti".

**PAUL J. NICOLETTI
SPECIAL MAGISTRATE
TOWN OF LAKE PARK, FLORIDA**