

CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT DIVISION

CITY OF NORTH PORT, FLORIDA,

Petitioner,

v.

NGUYEN MINH
6510 76TH AVENUE NORTH
PINELLAS PARK, FL 33781

Respondent,

ADDRESS OF VIOLATION:
5000 S. Chamberlain Boulevard
North Port, FL 34286
Parcel ID: 1006008624

Case No. CECASE-24-4292 and

ADDRESS OF VIOLATION:
5200 S. Chamberlain Boulevard
North Port, FL 34286
Parcel ID: 1006008623

Case No. CECASE-24-4293

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MOTION TO CONSOLIDATE RELATED CODE ENFORCEMENT ACTIONS

Respondent Nguyen Minh and Lincoln Capital Acquisition LLC, by and through their undersigned counsel, hereby move to consolidate Case No. CECASE-24-4292 and Case No. CECASE-24-4293, regarding adjacent parcels owned by Respondent Nguyen Minh, and in support state as follows:

1. The City of North Port issued two sets of Affidavits of Violation and Notices of Mandatory Hearing for May 22, 2025, regarding the above-referenced properties. Pursuant to the Contract for Purchase and Sale of Real Property dated September 8, 2023, between Nguyen

B. Minh (Owner/Seller) and Lincoln Capital Acquisition LLC (Buyer), Lincoln Capital Acquisition LLC has an equitable and legal interest in the subject properties as a contract purchaser under Florida law (collectively, the “Movants”).

2. Rule 1.270(a) of the Florida Rules of Civil Procedure provides that where actions involve a common issue of law or fact, consolidation is appropriate.

3. The City has initiated two cases (CE-24-4293 for Parcel ID 1006008623 and CE-24-4292 for Parcel ID 1006008624) before the Magistrate that appear to involve the same underlying violations of City Code. Both matters involve the same Respondent Owner, Nguyen B. Minh, and aggrieved party, Lincoln Capital Acquisition LLC. A singular ruling will efficiently ensure that both cases are treated consistently, so no inconsistencies arise from the resolution of the matters.

WHEREFORE, Respondent Nguyen Minh and Lincoln Capital Acquisition LLC respectfully request that the above-referenced code enforcement actions be consolidated.

Dated: May 21, 2025

Respectfully submitted,

/s/ Carl Roberts, Esq.

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