

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

CODE ENFORCEMENT DIVISION

CITY OF NORTH PORT, FLORIDA,

Petitioner,

Case No. CECASE-24-4292

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

NOTICE OF AGGRIEVED AND ADVERSELY AFFECTED PERSON

Lincoln Capital Acquisition LLC, by and through its undersigned counsel, hereby files this Notice of Aggrieved and Adversely Affected Person pursuant to Sections 2-80 and 2-81 of the Code of the City of North Port, Florida, in this matter and states as follows:

1. The City of North Port has issued an Affidavit of Violation and Notice of Mandatory Hearing for May 22, 2025, regarding the above-referenced property.

2. Pursuant to the Contract for Purchase and Sale of Real Property dated September 8, 2023, between Minh B. Nguyen (Owner/Seller) and Lincoln Capital Acquisition LLC (Buyer), Lincoln Capital Acquisition LLC has an equitable and legal interest in the subject property as a contract purchaser under Florida law. Lincoln Capital Acquisition LLC desires to

appear at all proceedings to present testimony and evidence, cross-examine witnesses, and participate as described in the City's procedures for quasi-judicial proceedings.

3. Pursuant to Section 2-81(b)(1) of the City Code, Lincoln Capital Acquisition LLC states the following:

a. The aggrieved and adversely affected person is:

Lincoln Capital Acquisition LLC
c/o Nicole Neugebauer MacInnes, Esquire
nmacinnes@stearnsweaver.com
Darrin J. Quam, Esquire
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Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 E. Jackson Street, Suite 2100 (33602)
Post Office Box 3299
Tampa, Florida 33601
Telephone: (813) 223-4800

- b. Lincoln Capital Acquisition LLC will suffer a negative effect to a protected interest, its equitable and legal interest in the subject property as a contract purchaser, if a lien or fine is assessed against the subject property as alleged in the Notice of Mandatory Hearing. The recording of a lien or fine encumbering the subject property would negatively affect the value of the subject property and Lincoln Capital Acquisition LLC's interest therein, and potentially expose Lincoln Capital Acquisition LLC to negative consequences pursuant to the terms of the Contract for Purchase and Sale of Real Property.
- c. Lincoln Capital Acquisition LLC opposes the City of North Port's allegation of a violation and fines in this matter.
- d. Lincoln Capital Acquisition LLC requests notice of any and all proceedings in this matter, including any subsequent special magistrate proceedings.

WHEREFORE, Lincoln Capital Acquisition LLC respectfully requests that it be considered an Aggrieved or Adversely Affected Person for all purposes in this matter.

Respectfully submitted,

/s/Darrin J. Quam

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