

**CITY OF OCOEE**  
**Code Enforcement Special Magistrate**  
**February 20, 2025**

**CALL TO ORDER**

**Special Magistrate James A. Fowler** called the Code Enforcement Special Magistrate Hearing to order at 11:00 a.m. in the Commission Chambers of City Hall, located at 1 North Bluford Ave, Ocoee, Florida.

**SWEARING IN OF WITNESSES**

**Special Magistrate James A. Fowler** administered the oath to the Code Enforcement Officers and to anyone intending to speak regarding a case presented today.

**CASE NO 2025-00316**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------|
| OFFICER DIAZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 11241 W COLONIAL DR | SNS VENTURES LLC<br>SHAH, NIKESH |
| Violation Cited: §150-20. A.<br><br>Summary:<br>§150-20. A. – It shall be unlawful for any person to knowingly drain, deposit, place or otherwise directly discharge into any natural waters, receiving waters, outlets or stormwater management systems within the City or to cause or permit to be drained, deposited, placed or otherwise discharged into such natural waters, receiving waters, outlets or stormwater management systems any organic or inorganic matter which causes or tends to cause pollution. |                     |                                  |

**Observation:**

§150-20. A. – Dumping Illicit Pollutants into City Drainage Ditch.

**Officer Diaz** presented the case and gave its history. She further explained that as of February 20, 2025, the property has not allowed further dumping but, as the violation was irreversible in nature the City asks for an Order Imposing Fine of \$1000.00.

**City Engineer Milen** spoke on behalf of the City, explaining facts about the City drainage system. He explained that anything going into the retention pond is considered to be a pollutant. In addition to recommending a \$1000.00 fine he suggested that the owners create a management plan to ensure that this violation does not happen again.

**Respondent Shamir Patel** is the owner of the property, explained how the violation came to be and his efforts in resolving the case. He explained they have criminally charged the ternate who committed the violation and have cleaned the related debris. He further expressed his willingness to work with the City on preventative measures.

**Conclusion:**

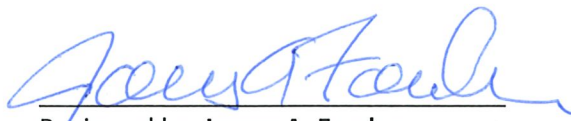
**Special Magistrate James A. Fowler** ordered that in Case in #2025-00316, the respondent be found in violation as cited as of January 30, 2025, and fined \$1,000.00. He further recommends that the general manager be in frequent contact with the City to ensure this does not re-occur.

**ADJOURNMENT**

Meeting adjourned at 11:25 p.m.



Prepared by: **Maiya Decruiz**  
Code Enforcement Clerk



Reviewed by: **James A. Fowler**  
Code Enforcement Hearing Special Magistrate