

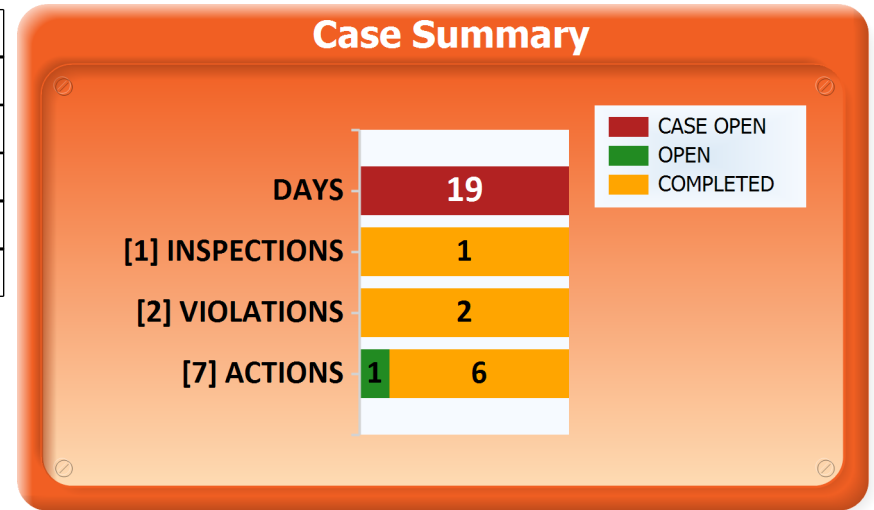


Case Details - No Attachments

City of Ocala

Case Number
CON25-0031

| | | | |
|--|---------|--------------------------------|--------------------------|
| Description: Unlicensed Contractor | | | Status: CONTRACTOR BOARD |
| Type: CONTRACTORS | | Subtype: UNLICENSED CONTRACTOR | |
| Opened: 7/16/2025 | Closed: | Last Action: 8/14/2025 | Flw Up: 7/16/2025 |
| Site Address: 925 SE 17TH ST OCALA, FL 34471 | | | |
| Site APN: 29334-000-00 | | Officer: DALE HOLLINGSWORTH | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|--------------------------|--------------------|-------------|-----------------|---|
| ADMIN POSTING | SHANEKA GREENE | 7/17/2025 | 7/17/2025 | NOH |
| CERTIFIED MAIL | SHANEKA GREENE | 7/17/2025 | 7/17/2025 | NOH MAILED 91 7199 9991 7039 7683 9659 LARRY DEAN HEIER 140 SW 70TH ST OCALA FL 34477 |
| CONTACT | DALE HOLLINGSWORTH | 7/16/2025 | 7/16/2025 | After the on-site inspection, I later received a phone call from the property owner inquiring further into the case against Mr. Heier. She confirmed she employed his assistance to complete the work. I explained the violations and penalties and how we were working with her to get the property into compliance, and she seemed to understand. |
| HEARING CONTRACTOR BOARD | YVETTE J GRILLO | 8/14/2025 | | NEW BUSINESS |



Case Details - No Attachments

City of Ocala

Case Number

CON25-0031

| | | | | |
|----------------------|--------------------|-----------|-----------|--|
| OFFICER POSTING | DALE HOLLINGSWORTH | 7/31/2025 | 7/31/2025 | NOH READY FOR POSTING NOH posting not necessary due to successful delivery of certified mail. |
| PREPARE NOTICE | SHANEKA GREENE | 7/17/2025 | 7/17/2025 | Send Contractor NOH certified mail: Larry Dean Heier 140 SW 70th Street Ocala, FL 34477 Schedule for Contractor Board 08/14/2025. |
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 8/4/2025 | 8/4/2025 | Find "Larry Dean Heier" guilty of violating city code sections: 22-151(b)(6) by engaging in the business or acting in the capacity of a contractor, advertising oneself or business organization as available to be engaged in business, or acting in the capacity of a contractor without being duly registered or certified; 22-151(b)(8) by commencing or performing work for which a building permit is required pursuant to any applicable building code provisions without such permit being in effect; and 1.) Pay a fine to the City of Ocala Code Enforcement Division in the amount of \$100.00 per violation for a total of \$200 by 4:00pm on Thursday, September 4th, 2025. 2.) Pay the cost of prosecution to the City of Ocala Code Enforcement Division in the amount of \$180.97 by 4:00pm on Friday, September 4th, 2025. A certified copy of this order imposing a civil penalty may be recorded in the public records and thereafter shall constitute a lien against any real or personal property owned by the violator. After three months from the filing of any such lien which remains unpaid, the contractor's board of examiners and appeals may authorize the city attorney to foreclose on the lien. |



Case Details - No Attachments

City of Ocala

Case Number
CON25-0031

CONTACTS

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|-----------|-----------------------|-------------------------------------|-------|-----|-------|
| OWNER | SIYUFY PROPERTIES LLC | 602 SE 36TH LN OCALA, FL 34471-8707 | | | |

FINANCIAL INFORMATION

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|-----|----------|--------|-----------|-----------|---------|--------|---------|---------|
| CERTIFIED POSTAGE | 001-359-000-000-06-35960 | 2 | \$17.72 | \$0.00 | | | | | | |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 6 | \$132.00 | \$0.00 | | | | | | |
| INSPECTION FEE | 001-359-000-000-06-35960 | 1 | \$12.50 | \$0.00 | | | | | | |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$0.00 | | | | | | |

Total Paid for CASE FEES: \$180.97 \$0.00

TOTALS: \$180.97 \$0.00

INSPECTIONS

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|-----------------|-----------|----------------|----------------|--------|---------|---|
| | | | | | | On this date at approximately 1430 hours, I was in the area of 925 SE 17th Street when I observed what appeared to be a new wood roof structure on the roof of the commercial business at that location. After a check of the permitting database, no permits were discovered for work; therefore, I proceeded to the location and made contact with two individuals outside next to a construction lift. One individual identified herself as the property owner, and the other identified himself as Larry Heier, who was later determined to be performing the work. After conversation regarding my observations, the property owner invited me |

Case Details - No Attachments

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Case Number
CON25-0031

| | | | | | |
|---------|-----|-----------|-----------|-----------|--|
| INITIAL | RDH | 7/16/2025 | 7/16/2025 | COMPLETED | <p>upstairs to have a closer view of the work, which was determined to be the construction of a roof awning to protect a skylight from rain. This was due to the glass skylight area leaking, but they confirmed this was to be a permanent structure. I contacted the Building Department's Project Manager, Greg McClellan, who responded and also inspected the work. His inspection confirmed the work required a licensed contractor and permitting. Additional conversation with Mr. Heier revealed he had construction industry knowledge but was not a licensed contractor. He also advised he was not being paid for the job but was rather a friend and simply helping since he knew how to perform the work. During conversation about the specific work, Mr. Heier made statements confirming he was in fact physically involved with performing the construction work on site. Mr. Heier was explained the violations he committed and the penalties and informed a Notice of Hearing would be sent certified mail to him at his residence of record. He indicated he understood. The property owner is being afforded a reasonable time to obtain engineering and a contractor to obtain permits before formal enforcement action will be pursued against her as the property owner.</p> |
|---------|-----|-----------|-----------|-----------|--|

| VIOLATIONS | | | | | | |
|--|--------------------|---------------|----------------|----------|---------|-------|
| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
| Section 22-151 (B)6 Engaging in the business or acting in the capacity | DALE HOLLINGSWORTH | 7/16/2025 | 7/16/2025 | | | |

| | | | | | | |
|---|-----------------------|-----------|-----------|--|--|--|
| Section 22-151 (B)8 Commencing or performing work for which a building permit is required pursuant | DALE HOLLINGSWORTH | 7/16/2025 | 7/16/2025 | | | |
|---|-----------------------|-----------|-----------|--|--|--|



CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS
NOTICE OF HEARING / NOTICE TO APPEAR

CASE NUMBER: CON25-0031

I, THE UNDERSIGNED OFFICER, CERTIFY THAT I HAVE REASONABLE CAUSE TO BELIEVE THE BELOW NAMED PERSON, OR ENTITY (COMPANY), HAS COMMITTED A VIOLATION OF THE CITY OF OCALA CODE OF ORDINANCES AS STATED BELOW:

MONTH: July DATE: 16 YEAR: 2025 TIME OF VIOLATION: 1440 LOCATION: 925 SE 17th Street

☒ UNLICENSED CONTRACTOR (INDIVIDUAL)

☐ LICENSED CONTRACTOR (INDIVIDUAL)

NAME: Larry Dean Heier DOB: 09/21/1956 PHONE: 828-557-0729

ADDRESS: 140 SW 70th Street CITY: Ocala STATE: FL ZIP: 34477
(MAILING ADDRESS)

ADDRESS: N/A CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

☐ UNLICENSED CONTRACTOR (COMPANY)

☐ LICENSED CONTRACTOR (COMPANY)

COMPANY: _____ AGENT: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(MAILING ADDRESS)

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

VIOLATION(S) / DESCRIPTION:

22-151(b)(6) - Acting in the capacity of a contractor without being duly registered or certified.

22-151(b)(8) - Commencing or performing work for which a building permit is required pursuant to any applicable building code provisions without such permit being in effect.

RANGE OF PENALTIES:

UNLICENSED CONTRACTOR: (1) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
(2) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

LICENSED CONTRACTOR: (1) Reprimand the holder of the certificate.

(2) Suspend any certificate holder who has obtained his certificate of competency from the city of the county, or through reciprocity, from all operations of construction for a period of not less than 30 days and not more than five years.

(3) Suspend the permitting privileges of a certificate holder who has obtained his certification or registration from the state. The suspension shall remain in effect for a period of not less than 30 days and not more than five years.

(4) Revoke the certificate of a certificate holder who has obtained his certificate of competency from the city or through reciprocity.

(5) Revoke the permitting privileges of a certificate holder who has obtained his certification or registration through the state.

(6) Bar the issuance or renewal of a certificate held by a certificate holder who has obtained his certificate of competency from the city or through reciprocity or bar the renewal of permitting privileges of a certificate holder who has obtained his certification or registration from the state.

(7) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.

(8) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

NOTE: Both licensed and unlicensed contractors may also be assessed a fee corresponding to the reasonable investigative and legal costs incurred by the city in prosecuting any violation against the person. Each day a willful, knowing violation continues shall constitute a separate offense under the provisions of this section and shall be punishable as such. For purposes of this section, a violation shall be deemed to commence on the date the violation first occurs.

YOU ARE HEARBY NOTIFIED THAT A HEARING WILL BE HELD AS INDICATED BELOW:

HEARING DATE: 08/14/2025 HEARING TIME: 5:30pm

LOCATION: OCALA CITY HALL – COUNCIL CHAMBER / 110 SE WATULA AVENUE (2ND FLOOR) OCALA, FL 34471

* You may contact the undersigned officer or the Secretary of the Contractor's Board of Examiners and Appeals at (352) 629-8309 should you have any questions or concerns regarding this matter.

SENT VIA CERTIFIED MAIL
Signature of Recipient

#9171999991703976839459

07/16/2025 16:12

Date / Time

Dale Hollingsworth
Digitally signed by Dale Hollingsworth
Date: 2025.07.16 16:13:12 -0400
Signature of Officer



August 4, 2025

Dear CityofOcala CON250031:

The following is in response to your request for proof of delivery on your item with the tracking number:
9171 9999 9170 3976 8396 59.

Item Details

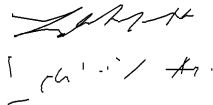
| | |
|----------------------------|---------------------------------|
| Status: | Delivered, Left with Individual |
| Status Date / Time: | July 22, 2025, 2:56 pm |
| Location: | OCALA, FL 34476 |
| Postal Product: | First-Class Mail® |
| Extra Services: | Certified Mail™ |
| | Return Receipt Electronic |

Shipment Details

| | |
|----------------|-------|
| Weight: | 0.5oz |
|----------------|-------|

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



07/16/2025 14:49
City of Ocala
Code Enforcement Division



07/16/2025 14:45
City of Ocala
Code Enforcement Division



07/16/2025 14:49
City of Ocala
Code Enforcement Division



07/16/2025 14:49
City of Ocala
Code Enforcement Division



07/16/2025 14:49
City of Ocala
Code Enforcement Division



07/16/2025 14:49
City of Ocala
Code Enforcement Division



Jul 16, 2025 at 2:53:04 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 2:53:29 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 2:57:17 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 2:57:20 PM
925 SE 17th St
Ocala FL 34471
United States

United States
Ocala FL 34471
925 SE 17th St
Jul 16, 2025 at 2:58:18 PM





Jul 16, 2025 at 2:58:23 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 2:58:26 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 2:58:28 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 2:59:55 PM
925 SE 17th St
Ocala FL 34471
United States



Jul 16, 2025 at 3:00:35 PM
925 SE 17th St
Ocala FL 34471
United States