



4513 Gulfbreeze Blvd Bldg 5. - COMMERCIAL STRUCTURE

- Substandard case started 2/24/2025.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior structure is not in good repair, is not structurally sound, and does not prevent the elements or rodents from entering the structure.
- Interior of the structure is not in good repair, is not structurally sound, and is not in a sanitary condition.
- Structure is unfit for human occupancy and found to be dangerous to the life, health, and safety of the public.

City Recommendation: Demolition of the commercial structure (Building Survey attached)

Property located in a residential area (North Beach area).

According to NCAD, the owner North Beach LLC took possession of the property 1/28/2025.

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 6

Owner Compliance: 3

City Abatements: 0

Citations issued: 17



4513 Gulfbreeze Blvd Bldg 5. - COMMERCIAL STRUCTURE

Date	Case Type	Violation(s)	Status
7/24/23	Building Permit Required	Building Code 105.1 General (Permit Required)	Closed
4/12/24	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	Compliant
7/26/24	Care of Premises	Section 22-6 LITTER AND SOLID WASTE	Compliant
11/18/24	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	Closed
11/11/24	Unsecured Vacant Building	Section 13-3008 DUTY TO SECURE VACANT BUILDING	Compliant
2/24/25	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress

Abatement history for 4513 Gulfbreeze Blvd Bldg 5.

Date

Cost/Admin Fee

Case Type

No abatements have occurred at property.

CCPD calls to property:

Nature of Call	4513 Gulfbreeze Blvd Bldg 5
Assault In Progress	1
Destruction or Criminal Mischief Not In Progress	1
Disturbance Not In Progress	1
Noise Ordinance Violation Explain Type	1
Trespassing Violation Not In Progress	1
Grand Total	5



4513 Gulfbreeze Blvd Bldg 5. - COMMERCIAL STRUCTURE

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
7/22/23	URIBE GONZALES	SPOKE WITH THE PROPERTY OWNER URIBE GONZALES (956-319-8167) WHO STATED THAT HE HAD JUST PURCHASED THE PROPERTY, WHICH HE CLOSED ON FRIDAY 7/21/23. MR. GONZALES ALSO STATED THAT HE WOULD TELL HIS GUYS TO STOP WORKING UNTIL HE GOT A PERMIT ON MONDAY, 7/24/23.
4/12/24	Erbey Gonzalez	Upon inspection Erbey Gonzalez was on the property and approached me upset that I was even there. I introduced myself and explained why I was there. Erbey had questions to why he had received citations which I answered. I explained to him that since his original permit had been revoked for unit #4 all the work that was done was being considered work without permit. I also let him know about the velocity area which he said he was unaware of. I explained that the unit #4 in its condition is in violation for Substandard and would need to be demolished. He stated he would demolish it but it wouldn't be today. He also asked who my supervisor is which I directed him to give a call to Roland and Rosie. He did mention he would be going to the office. He did mention considering taking legal action because he believes we are wasting his time and costing him money. At the end of the conversation, he thanked me for explaining the code, violations, how to come into compliance. He did apologize for being angry and rude. He expressed the desire to come into compliance.
7/15/24	EREBY GONZALES	CALLED EREBY GONZALES 956-319-8167 AND ASKED HIM TO ORGINAIZED THE SCATTERED MATERIALS. HE STATED HE WOULD SEND HIS CREW IN THE COMING WEEK TO DO SO. HE HADN'T SINCE THE STORM SURGE BECASUE HE WAS WAITING FOR THE PUBLIC ADJUSTER TO WHO BARELY CAME TO EVALUATE THE DAMAGE.



4513 Gulfbreeze Blvd Bldg 5. - COMMERCIAL STRUCTURE

8/13/24	MR. GONZALEZ	CALLED AND SPOKE WITH MR. GONZALEZ 956-319-8167, HE STATED HE WOULD HAVE THE REFRIGERATORS REMOVED OVER THE WEEKEND.
8/19/24	MR. GONZALEZ	CALLED AND SPOKE WITH MR. GONZALEZ 956-319-8167, AND ASKED HIM TO PLEASE REMOVE THE NEW DISCARDED ITEMS.
9/3/24	MR. GONZALEZ	I have contacted Mr. Gonzalez asking him to correct the violations, he apologized that his maintenance guy didn't complete what we asked, and he agreed to send his maintenance man to meet me at the property tomorrow to go over what needs to be corrected.
9/9/24	Daniel	OBSERVED NO CHANGE AT THE PROPERTY. I CALLED DANIEL 832-262-2247, AND HE STATED THAT HE HAD TO ORDER SOME ITEMS TO REPAIR THE FENCE THAT THEY DIDN'T RECEIVE UNTIL TODAY AND THAT HIS TEAM WOULD BE AT THE PROPERTY SOON TO HAVE IT MOWED, CLEANED, AND SCREENED BY WEDNESDAY.
10/21/24	MR. GONZALEZ	CALLED AND SPOKE WITH MR. GONZALEZ 956-319-8167, HE STATED HE WOULD HAVE THE FENCE REPAIRED.
11/11/24	MR. GONZALEZ	CALLED AND ASKED MR. GONZALES ABOUT THE STATUS OF THE BUILDING. HE STATED HE PLANS ON RENOVATING IT AND WILL TRY TO GET A PERMIT EXTENSION. ALSO I ASKED HIM TO SECURE THE DOOR AND WINDOW ON THE SAME BUILDING AS WELL.
1/27/25	ERBY GONZALEZ	1/27/25 @ 9:28AM, I SPOKE WITH THE PROPERTY OWNER, ERBY GONZALEZ JR. (956-319-8167) ABOUT THE CONDITION OF BUILDING #5 OR UNIT #5. HE STATED THAT WHEN HE HAD AN ACTIVE PERMIT FOR THE PROPERTY, THAT HE WAS SLOWLY MAKING REPAIRS TO BUILDING #5. MR. GONZALEZ ALSO STATED THE STRUCTURE IS SECURED AND THAT ALTHOUGH IT DOES NOT LOOK GOOD ON THE EXTERIOR, THAT THE STRUCTURE IS STRUCTUALLY



4513 Gulfbreeze Blvd Bldg 5. - COMMERCIAL STRUCTURE

		SOUND. HE IS CURRENTLY USING BUILDING # 5 AS A STORAGE UNIT.
12/2/24	MR. GONZALEZ	CALLED MR. GONZALES 956-319-8167 AND HE STATED HE WOULD GET HIS MAINTENANCE WORKER TO SECURED THE TWO OPENINGS.
12/9/24	MR. GONZALEZ	CALLED MR. GONZALES 956-319-8167 AND HE APOLOGIZED SINCE THE MAINTENANCE GUY WASNT ABLE TO GET TO IT OVER THE WEEKEND AND SHOULD BE DONE BY FRIDAY.
2/24/25	MR. GONZALEZ	2-24-25 @ 1:30PM, MR. GONZALEZ RETURNED MY CALL. HE STATED THAT HE HAS BUILDING PERMITS FOR STRUCTURE #5 AND IS IN THE PROCESS OF FIXING UP THE UNIT LITTLE BY LITTLE. HE ALSO STATED THAT HE IS CURRENTLY USING THE UNIT AS A STORAGE.
5-9-25	MR. GONZALEZ	5-9-25 @ 12:22PM, I CALLED MR. GONZALEZ (956-319-8167). HE STATED THAT HE DOES NOT KNOW WHY WE ARE TRYING TO DEMOLISH BUILDING #5. HE STATED THAT HE HAS DONE EVERYTHING THAT CODE HAS ASKED HIM TO DO. HE INSTALLED A NEW ROOF. HE BOARDED UP THE WINDOWS. THE ENTIRE PROPERTY IS FENCED IN. HE WENT ON TO SAY THAT HE IS USING BUILDING #5 FOR STORAGE ONLY. IT IS NOT GONIG TO BE USED FOR ANYONE STAYING THERE. MR. GONZALEZ ASKED WHAT DOES HE NEED TO DO TO STOP BEING HARRASSED BY CODE ENFORCEMENT.

4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V248056-111824

Property Owner: North Beach LLC

Address (☐Residential ☒Commercial): 4513 Gulfbreeze Blvd Bldg 5

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☐Residential and Accessory Structure

☒Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☒ No ☐ Yes If deceased verification by: ☐Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: Owner ☒Unsecure
3. Taxes due: ☒ Current ☐Past due -Amount owed:
4. Utilities: ☒Active ☐Inactive-Last active date:
5. Year Structure Built: N/A
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☐Yes ☒No

COMPLAINT

Monday, April 28, 2025

Building Standards Board
City of Corpus Christi
2406 Leopard St.
Corpus Christi, Texas 78408

RE: 4513 Gulfbreeze Blvd Bldg 5

Case # V252436-022425

OWNER: North Beach LLC

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **March 25, 2025**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.

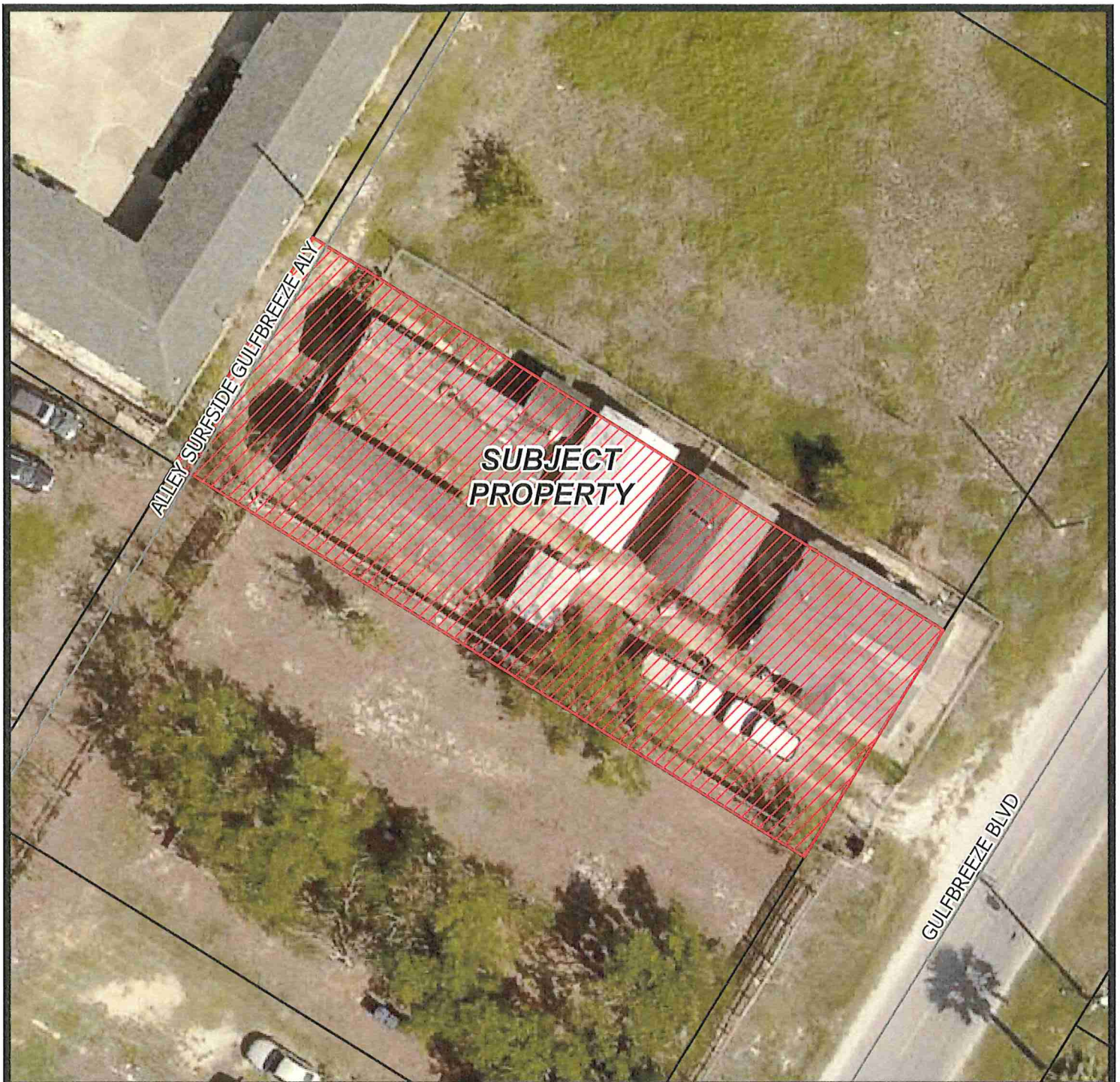


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, John Solberg, Merced V. Pena, William B. Ewing Jr,
Chic G. Henderson, Lynne Hurlburt

CASE TIMELINE FOR 4513 GULFBREEZE BLVD BUILDING #5

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	2/24/2025	n/a	n/a
Initial Inspection Completed	2/24/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/26/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	1/17/2025 & 1/21/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	4/13/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	4/16/2025	Returned mail rec'd-Return to sender, vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/24/25-3/28/25 & 3/31/25-4/4/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	4/27/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection		Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	4/28/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/28/2025 & 4/29/2025	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	5/12/25-5/16/25 & 5/19/25-5/21/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/16/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/22/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



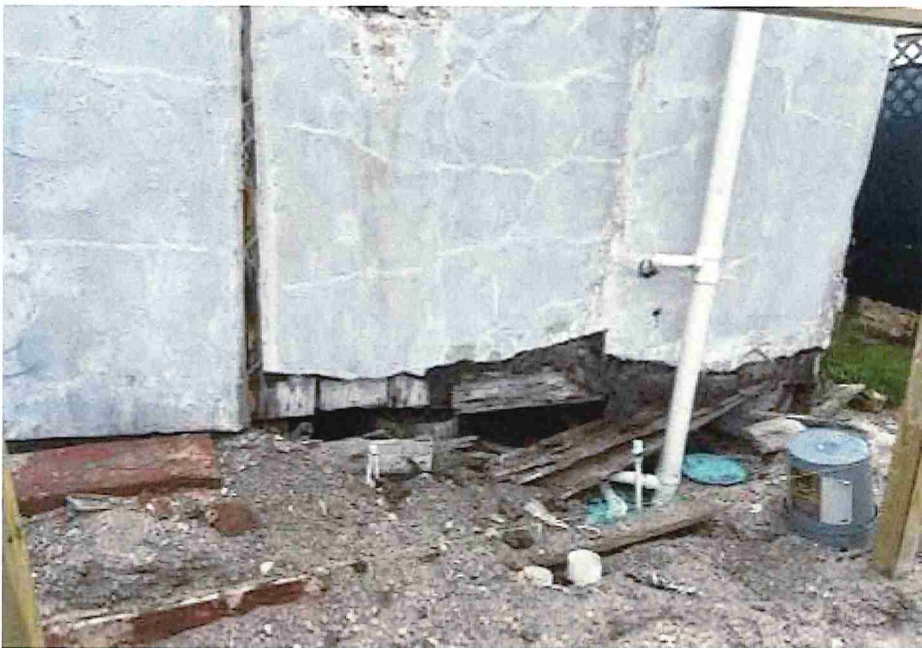
4513 GULFBREEZE

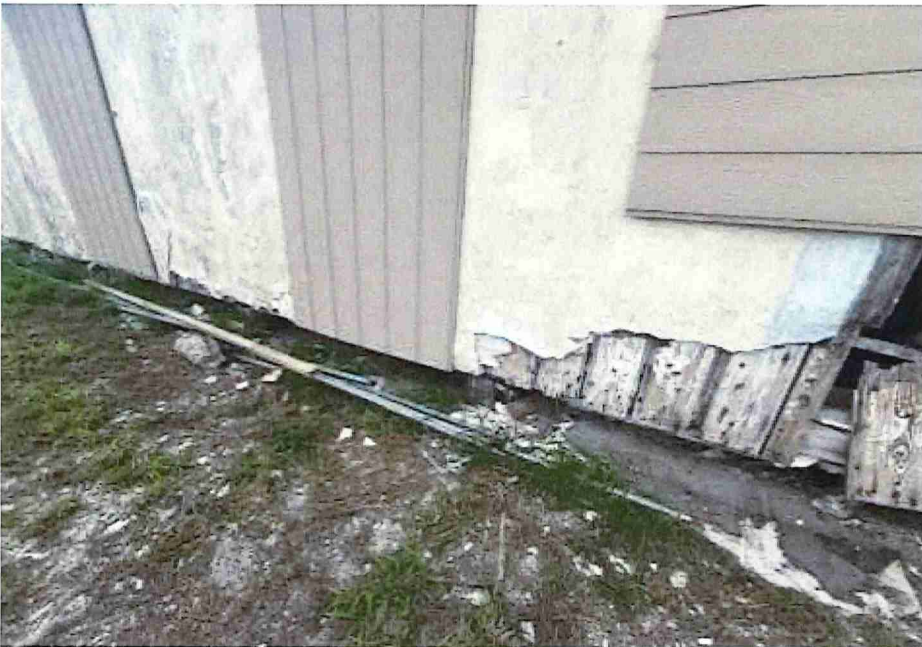
Aerial View



Esri, HERE, Garmin, INCORPORATED
LOCATION MAP







City of Corpus Christi – BUILDING SURVEY

Account Number: 105500260070

Inspection Date: 11/18/2024

Zoning Use: RM-AT

Revised Date: 11/19/2024

Officer: Michael Gutierrez

Property Address: 4513 GULFBREEZE BLVD BL005

Legal Description: BROOKLYN BLK 26 LOT 7

Owner: EQUITY GAINS LLC

Mail to: 1802 NIX ST

City, State, Zip: ROMA, TX 78584-5724

<input type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Story
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input type="checkbox"/> Placard	

Placard Posted on: 11/18/2024

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

<input type="checkbox"/> Building	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
----------------------------------	--------------------------------------	---	---

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Rotten Wood
<input type="checkbox"/> Rotten Corner Boards
<input type="checkbox"/> Missing Boards
<input type="checkbox"/> Badly in Need of Paint
<input checked="" type="checkbox"/> Siding Broken / Missing
<input checked="" type="checkbox"/> Holes
<input checked="" type="checkbox"/> Cracks
<input checked="" type="checkbox"/> Buckled
<input checked="" type="checkbox"/> Leans
<input type="checkbox"/> Missing Brick
<input type="checkbox"/> Loose Brick
<input checked="" type="checkbox"/> Damaged Exterior Trim
<input type="checkbox"/> Other:

ROOF:

(304.1 & 304.7)

Type:

<input type="checkbox"/> Charred Wood
<input type="checkbox"/> Rotten Eaves
<input type="checkbox"/> Rotten Rafter Tails
<input type="checkbox"/> Rotten Decking
<input type="checkbox"/> Missing Shingles
<input type="checkbox"/> Deteriorated Shingles
<input type="checkbox"/> Leaks
<input type="checkbox"/> Sags
<input type="checkbox"/> Buckled
<input type="checkbox"/> Collapsed
<input type="checkbox"/> Worn
<input type="checkbox"/> Torn
<input type="checkbox"/> Holes
<input type="checkbox"/> Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

<input checked="" type="checkbox"/> Inadequate Support
<input checked="" type="checkbox"/> Rotten Wood
<input type="checkbox"/> Piers Lean
<input type="checkbox"/> Piers Missing
<input checked="" type="checkbox"/> Cracks/Perimeter Wall
<input type="checkbox"/> Cracks/Slab
<input type="checkbox"/> Pads Missing/Cracked
<input type="checkbox"/> Missing Skirting
<input type="checkbox"/> Missing Access Cover
<input type="checkbox"/> Exposed Sills
<input checked="" type="checkbox"/> Rotten Sills
<input type="checkbox"/> Damaged Floor Joist
<input type="checkbox"/> Sagging Floor Joist
<input type="checkbox"/> Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☐ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☐ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☒ Missing
☐ Damaged
☐ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☐ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☐ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

☐ Missing
☐ No Anti-Siphon Ballcock
☐ Stopped Up
☐ Poorly Anchored
☐ Seeps Around Bowl
☐ Water Supply Line Leaks
☐ Flush EII Leaks
☐ Runs Constantly
☐ Tank Broken / Cracked
☐ Bowl Broken / Cracked
☐ Disconnected
☐ Missing Flush Handle
☐ Missing Flapper
☐ Urinal; No Back-Flow Preventive
☐ No Elongated Bowl / Open-end Seat
☐ Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

☐ Gas
☐ Electric
☒ Missing
☐ Disconnected
☐ Temperature Pressure Release Valve Missing
☐ Temperature Pressure Release Valve Broken
☐ Drain Line Missing
☐ Not Approved Pipe
☐ Not Extended Outside
☐ Elbowed Down
☐ Vent Missing / Loose
☐ No Double Wall Pipe / Attic
☐ Nonconforming Vent
☐ Inadequate Combustion Air
☐ Thermostat Missing / Damaged
☐ No Gas Cut Off
☐ Missing Firebox Door
☐ Gas Supply Line Not Approved Pipe
☐ Gas Fired – Located in Bathroom
☐ Gas Fired – Located in Bedroom
☐ Fire Damaged
☐ Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3
502.4, 504.1, 504.2, 504.3, 505.1.1,
506.1 & 506.2)

- ☒ Missing
- ☐ No Anti-Siphon Faucets
- ☐ Faucets Leak / Broken / Missing
- ☐ "P" Trap Leaks / Missing
- ☐ Defective Trap
- ☐ Stopped Up
- ☐ Water Supply Line Leak
- ☐ Loose from Wall
- ☐ Nonconforming Waste Line
- ☐ Disconnected
- ☐ Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- ☐ Defective Trap
- ☐ Faucets Loose / Broken
- ☒ Faucets Missing
- ☐ "P" Trap Rubber Hose
- ☐ Trap Leaks / Missing
- ☐ Stopped Up
- ☐ Disconnected
- ☐ Damaged Counter Top
- ☐ Damaged Back Splash
- ☐ Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- ☐ Service Panel Burned
- ☒ Service Missing
- ☐ Service Appears Below Code
- ☐ Two-Wire Service
- ☐ Inadequate
- ☐ Defective
- ☒ Disconnected
- ☐ Service Not Grounded
- ☐ Missing Breakers / Fuses
- ☐ Missing Interior / Exterior Panel Cover
- ☐ Exposed Wiring
- ☐ Nonconforming Wiring in Panel
- ☐ Drops Too Low
- ☐ Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- ☐ Gas Pressure Test Required
- ☐ Gas Leak
- ☐ Line Appears to Enter Building Below Grade Level
- ☐ Gas Supply Not Approved Pipe
- ☐ Rubber Hose to Space Heaters
- ☐ Non-Rigid Pipe Run Through Partition Wall
- ☐ Other:

PLUMBING MISCELLANEOUS:

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- ☐ Open Clean Out / Water Leak; Yard / Under House
- ☐ Vent Stack Missing / Broken
- ☐ Vent Stack Not Extended Through Roof
- ☐ Rain Guard Damaged / Missing
- ☐ Exposed Exterior PVC Pipe
- ☐ PVC Water Supply Lines
- ☐ Washer No "P" Trap / Not Vented / Not Cut Offs
- ☐ Sewer Line Stopped Up
- ☐ Sewer Running Out on Ground
- ☐ Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- ☐ Charred Wood
- ☐ Paint Deteriorated
- ☐ Cracks
- ☐ Holes
- ☐ Torn Wallpaper
- ☐ Damaged Paneling
- ☒ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- ☐ Sheetrock Mildewed / Buckled
- ☒ Ceiling Damaged / Missing
- ☐ Water Damaged / Smoke Damaged
- ☐ Impervious Material Around Tub
- ☐ Enclosure Damaged / Missing
- ☐ Walls Around Tub Not Water Resistant
- ☐ Inadequate Ceiling Height
- ☐ Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- ☐ Burned Wiring / Plugs / Switches
☐ Burned Fixtures
☐ Less Than 1 Duplex Recept. /20 liner ft-
☐ Bedroom/Living Rm/Dining Rm/Den/Kitchen
☐ No Small Appliance Circuits Over Kitchen
☐ Counter Space with GFCI
☐ Only One Small Appliance Circuit Over Kitchen
☐ Counter Space with NO GFCI
☐ Kitchen Appliance Circuits – No GFCI
☐ Plugs Missing / Loose / Broken
☐ Switches Missing / Loose / Broken
☐ Fixtures Missing / Loose / Broken
☐ Missing Switch Cover / Plug Covers
☐ Extension Cords in Place of Permanent Wiring
☐ Bathroom Circuit NO GFCI
☐ Conduit Broken / Loose / Missing
☐ No Separate Circuit For
☐ No Disconnect for Air Conditioner
☐ Exterior Lights Missing; Front / Back / Side
☐ Porch Lights Broken / Missing / Loose
☐ Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- ☐ Vented Wall Heater Damaged / Missing
☐ Floor Furnace Damaged / Missing
☐ Nonconforming Gas Line to Space Heater
☐ Wall Heater with No Vent in Bathroom
☐ Thermostat Damaged / Missing
☐ Gas-Fired Heating Appliance within 2' of
☐ Tub / Shower / Water Closet
☐ Condensing Unit Damaged / Missing
☐ No Vent Fan or Window in Bathroom
☐ Vent Fan Missing / Not Operable
☐ Heat with No Vent in Commercial Building
☐ Fire Damage
☐ Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- ☒ No Hot and Cold Water Supply
☐ Insect, Roach, Rodent Infestation
☐ Lacks Adequate Garbage Containers
☐ Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- ☐ Charred Wood
☒ Rotten Wood
☒ Missing Boards
☒ Holes
☐ Cracks
☒ Not Level
☐ Buckled
☐ Torn
☐ Damaged
☐ Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: _____
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

- ☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:

VIOLATION(S): 4513 GULFBREEZE BLVD (BUILDING 5)

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are

not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.

12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.



CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING
[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]

Case No: B1 Letters, V252436-022425

ADDRESS: 4513 GULFBREEZE BLVD #5

Tax Account No: 1055-0026-0070

Owner(s): NORTH BEACH LLC

LAST UPDATED ON: Friday, April 04, 2025

LETTERS MAILED from 3/26/2025-3/26/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
NORTH BEACH LLC 1802 NIX ST. ROMA, TX. 78584-5724	OWNER	B1 Letter Mailed on 3/26/2025 RETURNED MAIL REC'D 4/16/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
NORTH BEACH LLC 4513 GULFBREEZE BLVD BL 5 CORPUS CHRISTI, TX. 78402	OWNER	B1 Letter Mailed on 3/26/2025 RETURNED MAIL REC'D 4/21/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERBEY GONZALEZ JR 1802 NIX ST. ROMA, TX. 78584-5724	REGISTERED AGENT	B1 Letter Mailed on 3/26/2025 RETURNED MAIL REC'D 4/16/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERBEY GONZALEZ JR 4513 GULFBREEZE BLVD BL 5 CORPUS CHRISTI, TX. 78402	REGISTERED AGENT	B1 Letter Mailed on 3/26/2025 RETURNED MAIL REC'D 4/21/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD