

Permit #: CEMIS-2023-00191

Permit type: cemis - CODE ENFORCEMENT MISCE

Address: 12910 AURALIA RD  
NORTH MIAMI, FL 33181

Master permit #:

Routing queue: ce3 - CODE ENFORCEMENT ROUTIN

\*REPEAT OFFENDER - PREVIOUSLY FOUND GUILTY ON 09/07/2023 \*

OCCURANCE FROM 10/25/2023

OPERATIONS OF BOAT CHARTERS IN A RESIDENTIAL NEIGHBORHOOD IN THE CITY OF NORTH MIAMI IS PROHIBITED. ANY AND ALL BOAT CHARTERING MUST IMMEDIATELY CEASE.

LAURENT RUBEN, ESTELLE G RUBEN  
12910 AURALIA RD

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - CE OFFICER	ce210	REQUEST BOARD HEARING	11/30/2023	fai	jperez	<p>REPEAT OFFENDER - NO RE-INSPECTION</p> <p>10/21/2023 - Around 5:14 PM, I conducted a visit to the property in response to a picture of a boat passing through the canal, and upon further investigation, it was one of the boats listed on www.yachtcharter.network "SINGH CITY". The picture clearly showed the boat double-moored to drop off clients.</p> <p>I positioned myself in front of the property to interact with the individuals. They claimed to be visitors, but I observed that no one came out to say goodbye to their "friends".</p> <p>After the property owner was found guilty of running an illegal boat charter. Despite the verdict, this is the second boat for which we have evidence of continued operation, passing through the canal from Yacht Charter Network.</p> <p>12/07/2023 - NOTICE TO APPEAR POSTED FOR MAGISTRATE HEARING ON 01-10-2024 *FOUND GUILTY BY THE MAGISTRATE DURING THE HEARING CONDUCTED ON 09-07-2023*</p> <p>AIRBNB LINK: <a href="https://www.airbnb.com/rooms/912317272427743277?adults=1&amp;children=0&amp;enable_m3_private_room=true&amp;infants=0&amp;location=Keystone%20Point%2C%20North%20Miami%2C%20Florida%2C%20United%20States&amp;pets=0&amp;check_in=2023-12-27&amp;check_out=2024-01-01&amp;source_impression_id=p3_1703109930_lyB3mlekyzR3Hmzr&amp;previous_page_section_name=1001&amp;federated_search_id=2378abe4-02">https://www.airbnb.com/rooms/912317272427743277?adults=1&amp;children=0&amp;enable_m3_private_room=true&amp;infants=0&amp;location=Keystone%20Point%2C%20North%20Miami%2C%20Florida%2C%20United%20States&amp;pets=0&amp;check_in=2023-12-27&amp;check_out=2024-01-01&amp;source_impression_id=p3_1703109930_lyB3mlekyzR3Hmzr&amp;previous_page_section_name=1001&amp;federated_search_id=2378abe4-02</a></p>



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LAURENT RUBEN, ESTELLE G RUBEN  
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NORTH MIAMI IS PROHIBITED. ANY AND ALL BOAT CHARTERING MUST IMMEDIATELY  
CEASE.

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
7 - CE CLERK	centa2	NOTICE TO APPEAR FAILURE TO C	12/8/2023	Mailed	mthelon	
8 - CE OFFICER	ceiip	INTERIM INSPECTION POSTING				
9 - CE CLERK	cebrdec2	BOARD DECISION 2				
9 - CE CLERK	ceoifsent	CODE ENFORCEMENT ORDER IMP				
10 - CE OFFICER	ceiip	INTERIM INSPECTION POSTING				
10 - CE OFFICER	cepb1	POST BOARD INSPECTION 1				
11 - CE VIOLATION ABATED	ceok	VIOLATION ABATED				
12 - CE VIOLATION FINE AE	cenotify	NOTIFY FINANCE OF ABATEMENT				
13 - CE LIEN	floifrcvd	FINANCE LIEN ORDER IMPOSING F				
13 - CE LIEN	flicsnt	FINANCE LIEN RECORDING SENT T				
13 - CE LIEN	flicdnty	FINANCE LIEN RECEIVED FROM CC				
13 - CE LIEN	flicdscn	FINANCE LIEN RECORDED DOCUM				
13 - CE LIEN	fltrsent	FINANCE LIEN ABATEMENT LETTEF				
13 - CE LIEN	flpaid	FINANCE LIEN PAID FINE				
13 - CE LIEN	flrol	PRINT AND SEND RELEASE OF LIEN				
14 - CE LIEN RESOLVED	fliclosesa	FINANCE LIEN CLOSE SPECIAL ASSE				
14 - CE LIEN RESOLVED	flrelease	FINANCE LIEN RECORDED LIEN RE				



776 Northeast 125th Street, North Miami, FL 33161

**NOTICE TO APPEAR**



Defendant:  
 LAURENT RUBEN, ESTELLE G RUBEN,  
 12910 AURALIA RD  
 NORTH MIAMI, FL 33181

**Hearing Info:**  
 Register at: [www.northmiamifl.gov/magistratehearing](http://www.northmiamifl.gov/magistratehearing)  
 Hearing Date: **January 10, 2024**  
 Time: **9:30 am**  
 Code Officer: **GENARO MORILLO**  
 Final Reinspection will be conducted on: **12/27/2023**

Property Owner: LAURENT RUBEN, ESTELLE G RUBEN,  
 Property Address: 12910 AURALIA RD

Description of Violation: **\*REPEAT OFFENDER - PREVIOUSLY FOUND GUILTY ON 09/07/2023 \*  
 OCCURANCE FROM 10/25/2023**

**OPERATIONS OF BOAT CHARTERS IN A RESIDENTIAL NEIGHBORHOOD IN THE CITY OF NORTH MIAMI IS PROHIBITED.  
 ANY AND ALL BOAT CHARTERING MUST IMMEDIATELY CEASE.**

Please refer to our Code of Ordinances located at:

[https://library.municode.com/fl/north\\_miami/codes/code\\_of\\_ordinances](https://library.municode.com/fl/north_miami/codes/code_of_ordinances) Code Section: {COND\_CODE}

1. Pursuant to Section 162.03, Florida Statutes, you are noticed to appear before the Code Enforcement Special Magistrate of the City of North Miami, on the above date and time, regarding the violation(s) cited. Failure to appear will result in action being taken in your absence.
2. If you have any questions regarding the violation(s) cited or have fully complied with the violation(s) cited, you may request an inspection by the Code Officer prior to the time specified for correction by calling Code Compliance at (305) 895-9832 or, Building & Zoning at (305) 895-9820. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Special Magistrate, even if the violation has been corrected prior to the scheduled hearing.
3. At the hearing, you have the right to testify on your behalf, bring witnesses to testify, and present evidence regarding the existence of the violation and/or your efforts to comply. An attorney may appear on your behalf, at your expense. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at such meeting, he/she will need a verbatim record of the proceedings. This record includes the testimony and evidence upon which the appeal is to be based. While the City is able to provide audio recordings of hearings, transcription of the record is the responsibility of the appellant and is at the appellant's expense.
4. The Code Enforcement Special Magistrate may impose fines of up to \$1000.00 per violation for each day the violation continues past the date set for compliance or up to \$5000.00 per violation, per day, if the same violation has been repeated by the same violator within the last five years. If you fail to timely pay the fine, a lien may be imposed on your personal and real property and may subsequently be foreclosed or otherwise enforced. There is also assessed thereon, interest at the rate of twelve percent (12%) per year and other costs and fees as provided by law.
5. In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in the proceeding should contact the Code Inspector assigned to your case no later than four (4) days prior to the proceeding. If hearing impaired, telephone the TDD line at (305) 893-7936 for assistance.
6. Pursuant to Section 21-33(i) of the City Code of the City of North Miami, if the City of North Miami prevails in prosecuting a case before the Code Enforcement Special Magistrate, the City shall be entitled to recover all reasonable costs and expenses incurred in prosecuting the case before the Code Enforcement Special Magistrate.



Posted at: \_\_\_\_\_ Date: \_\_\_\_\_

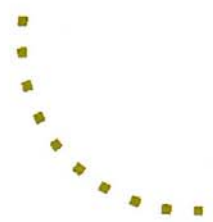
Sent Certified Mail # 9589 0710 5270 0491 4737 86 \_\_\_\_\_ Date: DEC 08 2023





12330 NE 8th Ave, North Miami, FL 33161-5654 - (305)895-9832

AFFIDAVIT OF POSTING



CITY OF NORTH MIAMI,  
Petitioner,  
vs.

CASE NO: **CEMIS-2023-00191**

LAURENT RUBEN, ESTELLE G RUBEN,  
Respondandent.

BEFORE ME, the undersigned authority, personally appeared GENARO MORILLO, Code Compliance/Minimum Housing Officer for the City of North Miami, Florida who, after being duly sworn, deposes and says:

1. I am a Code Compliance/Minimum Housing Officer employed by the City of North Miami, Florida.
2. On DEC 08 2023, I mailed a copy of the attached Notice of Violation/Uniform Civil Violation Citation/Notice of Hearing ("Notice") via certified mail , to LAURENT RUBEN, ESTELLE G RUBEN, 12910 AURALIA RD NORTH MIAMI, FL 33181. A copy of the Notice is attached as Exhibit "A".
3. On **Thursday, December 7, 2023**, I posted a copy of the attached Notice at the property where the violation is alleged to have occurred, which is located at 12910 AURALIA RD .

FURTHER AFFIANT SAYETH NOT:

DATED THIS 7 day of December, 2023.

*J Morillo*  
Code Compliance/Minimum Housing Officer

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

the foregoing instrument was sworn to and subscribed before me by means of physical presence, this 07 day of December,2023, by GENARO MORILLO who is personally known to me.



MAGORI E. THELON  
Commission # HH 099132  
Expires March 1, 2025  
Bonded thru Budget Notary Services

NOTARY PUBLIC, STATE OF FLORIDA

*M Thelon*

(Print, Type or Stamp Commissioned Name of Notary Public)



IMPORTANT NOTICE

Thursday, December 7, 2023 11:22  
12910 AURALIA RD  
G MORILLO  
NEIGHBORHOOD SERVICES INSPECTOR



12330 NE 8th Ave, North Miami, FL 33161-5654 - (305)895-9832

**NOTICE OF VIOLATION**

Case Number: **CEMIS-2023-00191**

LAURENT RUBEN, ESTELLE G RUBEN,  
12910 AURALIA RD  
NORTH MIAMI, FL 33181

Neighborhood Services Formerly  
Code Compliance Department

Dear Property Owner and / or Occupant:

A review of the Miami-Dade County tax rolls indicates that you are the owner(s) of the referenced property (the "Property"). Pursuant to Article II of Chapter 21 of the City of North Miami ("City") Code, the purpose of this notice is to advise you that your property at **12910 AURALIA RD** is in violation of the City Code as of **11/30/2023** .

The City Code is available online at the following link: [www.northmiamifl.gov/municode](http://www.northmiamifl.gov/municode)

**Code Section(s) violated: 29-5-601 (E) (5)**  
CHARTERS PROHIBITED IN RES. DISTRICTS

**Corrective Action Required:**

You may bring the above-referenced violations into compliance by taking the following corrective action:

**\*REPEAT OFFENDER - PREVIOUSLY FOUND GUILTY ON 09/07/2023 \***

OCCURANCE FROM 10/25/2023

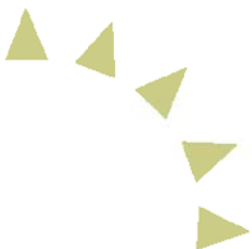
OPERATIONS OF BOAT CHARTERS IN A RESIDENTIAL NEIGHBORHOOD IN THE CITY OF NORTH MIAMI IS PROHIBITED. ANY AND ALL BOAT CHARTERING MUST IMMEDIATELY CEASE.

**You are hereby instructed to correct said violation(s) by . Thursday, November 30, 2023.**

Failure to complete the corrective action listed above by the deadline for compliance may result in this matter being referred to the City's Code Compliance Special Magistrate ("Special Magistrate") for a hearing. If a hearing has not already been scheduled for you, you may request such a hearing by filing a written request with the City. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing. If the Special Magistrate determines the Property is in violation of the City Code, a monetary fine of up to \$1000 per day for a first violation and \$5000 per day for a repeat violation may be assessed against you and the Property. If the Special Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to \$15,000. You may also be liable for the costs of repairs. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the Property and upon any other real or personal property owned by you. You may also be liable for the reasonable administrative hearing costs of no less than \$100 if found in violation of the City Code. **It is your responsibility to schedule a re-inspection of your property if you comply with this notice of violation.**

If you have any questions concerning this matter, please call the Code Compliance Officer at the number below.

PLEASE GOVERN YOURSELF ACCORDINGLY.



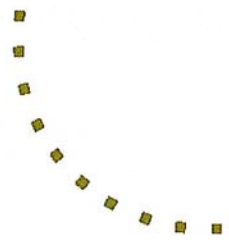
*g morillo*  
\_\_\_\_\_  
GENARO MORILLO  
NSD Inspector - 786-498-5601  
Neighborhood Services Department





12330 NE 8th Ave, North Miami, FL 33161-5654 - (305)895-9832

**AFFIDAVIT OF POSTING**



CITY OF NORTH MIAMI,  
Petitioner,  
vs.

CASE NO: **CEMIS-2023-00191**

LAURENT RUBEN, ESTELLE G RUBEN,  
Respondandent.

BEFORE ME, the undersigned authority, personally appeared **GENARO MORILLO**, Code Compliance/Minimum Housing Officer for the City of North Miami, Florida who, after being duly sworn, deposes and says:

1. I am a Code Compliance/Minimum Housing Officer employed by the City of North Miami, Florida.
2. On Thursday, November 30, 2023, I mailed a copy of the attached Notice of Violation/Uniform Civil Violation Citation/Notice of Hearing (“Notice”) via certified mail , to LAURENT RUBEN, ESTELLE G RUBEN, 12910 AURALIA RD NORTH MIAMI, FL 33181. A copy of the Notice is attached as Exhibit “A”.
3. On **Thursday, November 30, 2023**, I posted a copy of the attached Notice at the property where the violation is alleged to have occurred, which is located at 12910 AURALIA RD .

FURTHER AFFIANT SAYETH NOT:

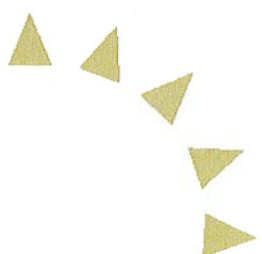
DATED THIS 30 day of November, 2023.

*J Morillo*  
Code Compliance/Minimum Housing Officer

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

the foregoing instrument was sworn to and subscribed before me by means of physical presence, this 30 day of November,2023, by GENARO MORILLO who is personally known to me.



MAGORI E. THELON  
Commission # HH 099132  
Expires March 1, 2025  
Bonded Thru Budget Notary Services

NOTARY PUBLIC, STATE OF FLORIDA

*M E Thelon*

(Print, Type or Stamp Commissioned Name of Notary Public)

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	

Postmark  
Here

Sent To

Street and Apt. No., or PO Box No. \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

9589 0710 5270 0491 4783 78



# Incident Report

**Print Date/Time:** 10/26/2023 12:25  
**Login ID:** bwilliams

North Miami Police Department  
**ORI Number:** FL0131800

**Incident:** 2023-00051220

**Incident Date/Time:** 10/24/2023 9:06:00 AM  
**Location:** 12910 AURALIA RD  
NORTH MIAMI FL 33181  
**Phone Number:**  
**Report Required:** No  
**Prior Hazards:** No  
**LE Case Number:**

**Incident Type:** Information Report  
**Venue:** NM Default  
**Source:** Officer Initiated  
**Priority:** Routine  
**Status:** Routine  
**Nature of Call:**

### Unit/Personnel

**Unit**                      **Personnel**  
700                              347-Maycock

### Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
1	Other	Laurent, Ruben	AURALIA	(818)640-4505	White	Male	

### Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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### Disposition(s)

Disposition	Count
S/C - Area Checked - Secure	1

### Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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**On 10/19/2023 at approximately 1530 hrs, Major Brooks (the name given was Panama Brown) contacted Mr. Ruben Laurent via phone in reference to charting a boat he advertised on Yacht Charter Network. Major Brooks inquired about renting a boat that could accommodate up to 12 passengers, which Mr. Laurent advised he had available. Major Brooks advised Mr. Laurent he needed the boat for Saturday, October 28th, around 4pm for 8 hours. Mr. Laurent told Major Brooks that the 8 hours requested would cost \$3,600.00, and a deposit could be sent via Zelle. Major Brooks advised Mr. Laurent he was located in the Tampa, Florida, area and would have his assistant look at the boat before booking it. Mr. Laurent stated that was okay, and he was located in North Miami, where the boat leaves and returns. Major Brooks advised Mr. Laurent he would contact him in the next couple of days to secure the rental of the boat.**

**On Wednesday, October 25, 2023, at approximately 1600 hours, an undercover officer (UC) responded to 12910 Auralia Rd to contact Mr. Laurent regarding chartering a boat. Reference NMPD Case# 2023-51220. Mr. Laurent previously spoke to "Panama Brown" via telephone about renting the "Whiskey and Waves" boat for Saturday, October 28, 2023, for 3,600.00 for 8 hours.**

**Upon the UC making contact with Mr. Laurent at the above location, Mr. Laurent showed the UC the "Whiskey and Waves" boat. The UC asked Mr. Laurent for permission to record the boat, and Mr. Laurent replied yes. During the meeting, the UC asked Mr. Laurent where the boat would launch from, and Mr. Laurent replied here, meaning his residence (12910 Auralia Rd.) Mr. Laurent mentioned they must be "lowkey" because it is his private residence. Mr. Laurent advised he would send "Panama Brown" the information to make the payment, which he later did via text message.**

**The UC left the residence without incident.**

**Forward reports to Neighborhood Services (Code Enforcement)**

Overview

Reviews

Services

P

yacht as a surprise for our friends birthday and everything went so smoothly! Our Captain Kris was extremely attentive and knew exactly where to take us to have an amazing time. The yacht was ... [More](#)



**Yacht Charter Network (Owner)**  
5 months ago

Hi Less,

Thank you so much for the feedback. We're so happy to know we're doing a good job at providing unique customer experiences. We hope to see you again very soon.

Thanks again,  
Laurent



**FCS Public Adjusters**

1 review



★★★★★ 3 months ago

I'm taking the time out of my busy schedule



Discover



Search



Saved





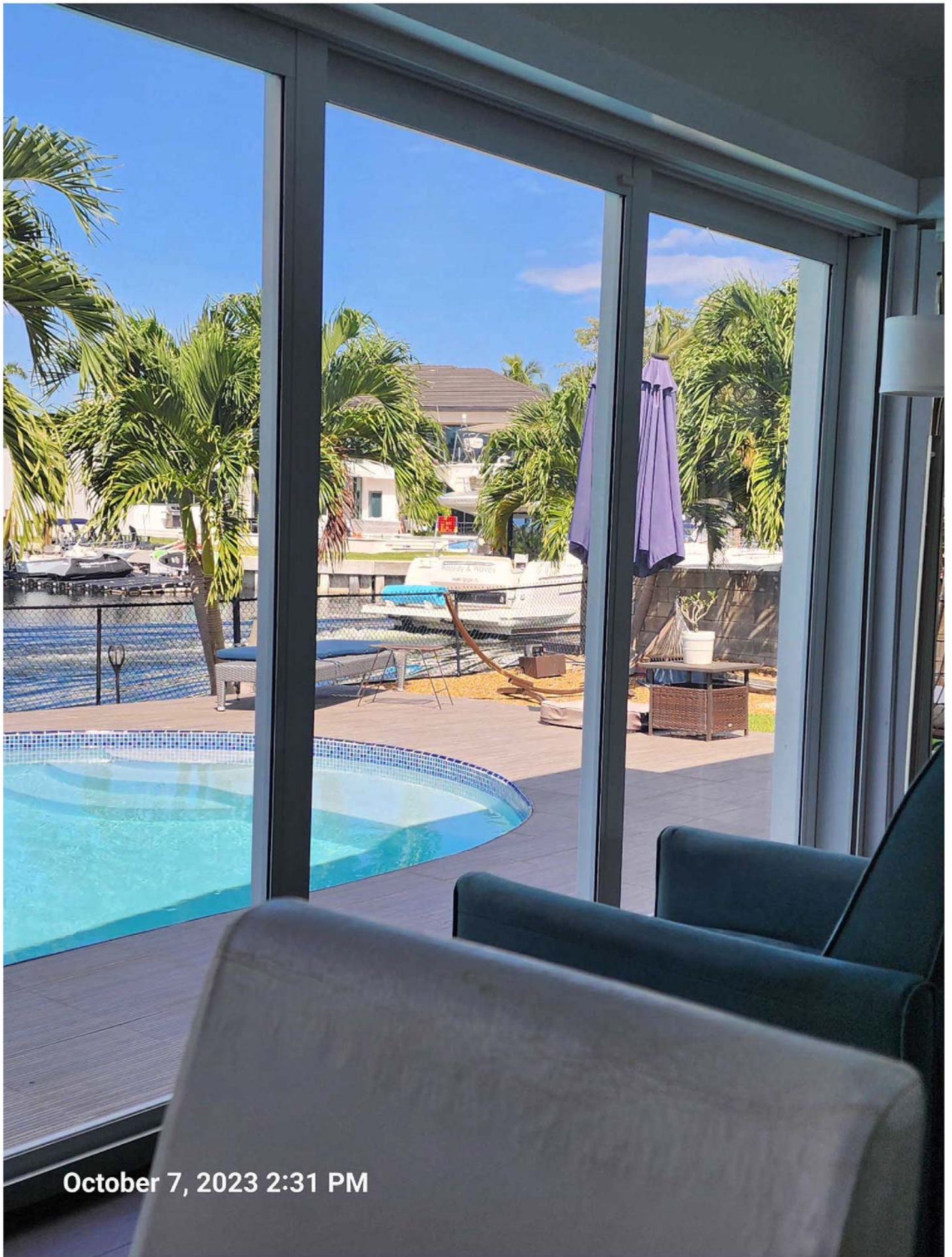
October 8, 2023 5:28 PM





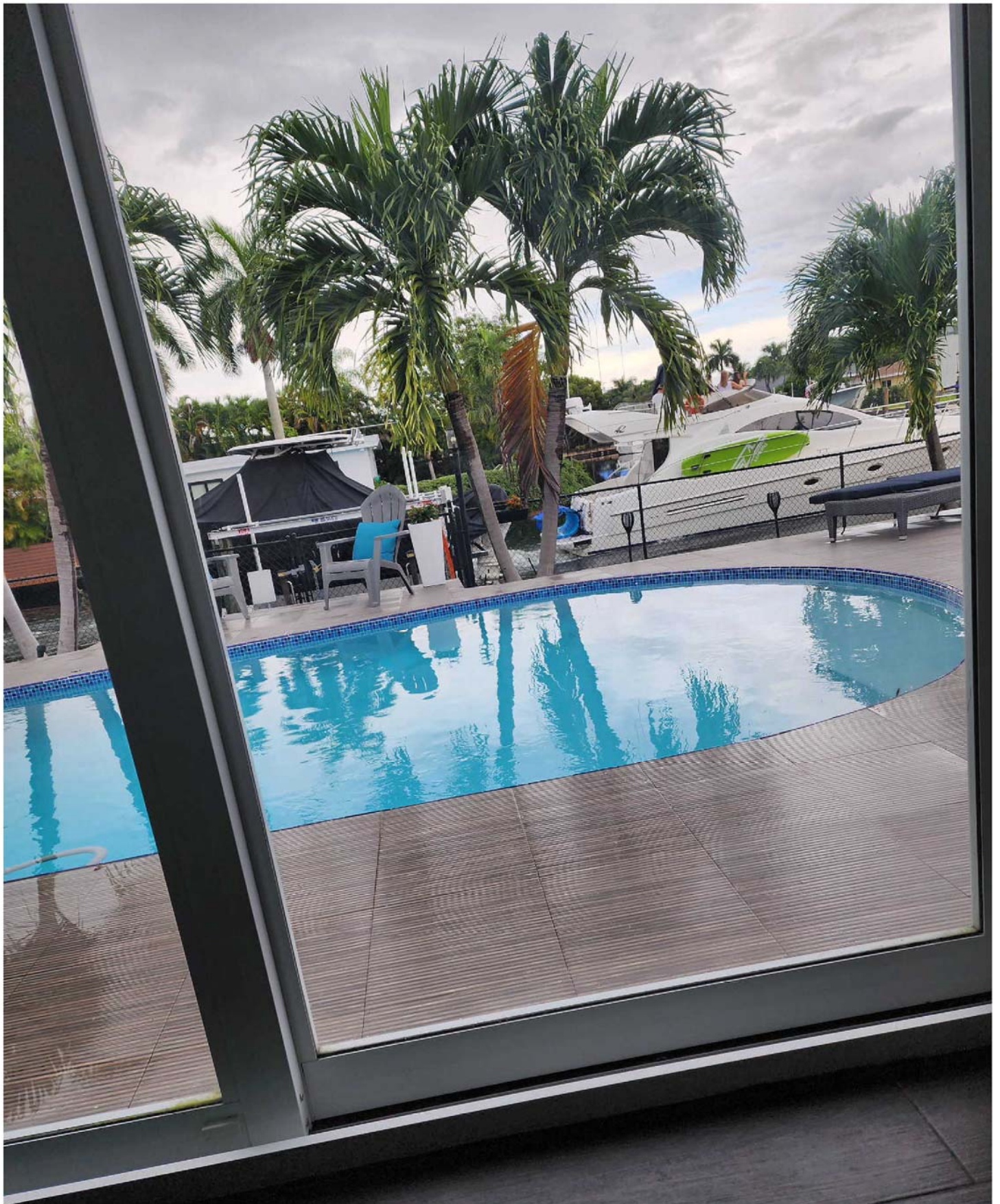
October 14, 2023 1:18 PM





October 7, 2023 2:31 PM





October 11, 2023 4:46 PM



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## 2016 Beneteau MC6 Fly 62ft "Singh City"

- 13 guests
- 3 staterooms
- 2 heads
- Crew quarters
- Gyro stabilizers









Add a Caption

Saturday • Oct 21, 2023 • 5:05 PM

Adjust

IMG\_2317

Apple iPhone 13 Pro Max

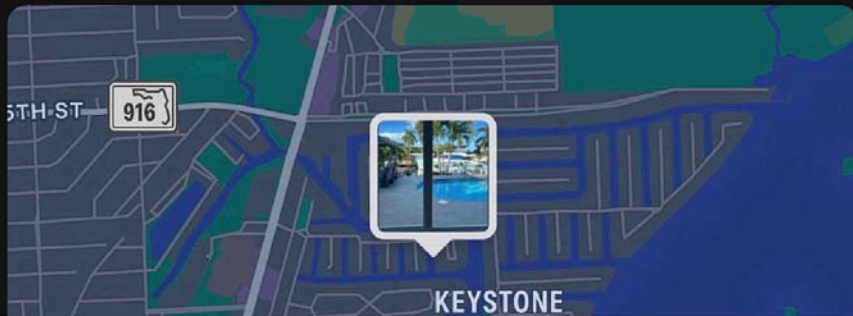
HEIF

Wide Camera — 26 mm  $f1.5$

12 MP • 3024 × 4032 • 2.9 MB

VIBRANT

ISO 50 | 26 mm | 0 ev |  $f1.5$  | 1/1089 s



Edit







Saturday, October 21, 2023 17:14  
12910 AURALEA RD  
G MORILLO  
NEIGHBORHOOD SERVICES INSPECTOR





Saturday, October 21, 2023 17:14  
12910 AURALIA RD  
G MORILLO  
NEIGHBORHOOD SERVICES INSPECTOR





Saturday, October 21, 2023 17:21  
12910 AURALIA RD  
G MORILLO  
NEIGHBORHOOD SERVICES INSPECTOR





Saturday, October 21, 2023 17:21  
12910 AURALIA RD  
G MORILLO  
NEIGHBORHOOD SERVICES INSPECTOR





Saturday, October 21, 2023 17:21  
12910 AURALIA RD  
G MORILLO  
NEIGHBORHOOD SERVICES INSPECTOR

Laurent & Estelle Ruben  
12910 Auralia road  
North Miami FL 33181  
(818) 640-4505  
[laurent@califrenchies.com](mailto:laurent@califrenchies.com)

North Miami, Tuesday, August 8, 2023

To: Genaro Morillo  
North Miami City  
776 NE 125<sup>th</sup> street  
North Miami FL 33161

**Case numbers:**

- CEFOB-2023-00486 – Yacht Charter Network, LLC - Business Tax Receipt
- CEZCU-2023-00813 – Yacht Charter Network, LLC - Certificate of Use
- CEMIS-2023-00173 – Laurent & Estelle Ruben – Boat charter operations
- CEMIS-2023-00174 – Laurent & Estelle Ruben – Boat charter advertisement

Dear M. Morillo,

My name is Laurent Ruben, I'm the owner of the property located at 12910 Auralia road, North Miami FL 33181, where I reside with my wife and 2 kids.

I follow 4 notices to appear (see above respective case numbers) on September 7<sup>th</sup> 2023 at 9.30am, and would like to add some precisions towards each of these cases prior to the hearing date.

**CEFOB-2023-00486 – Yacht Charter Network, LLC - Business Tax Receipt**

In June 2022, I have been submitting a request to obtain a BTR on behalf of the Eitan Zimmerman, the General Manager of Yacht Charter Network, LLC. I ceased to be involved with Yacht Charter Network, LLC since November 1<sup>st</sup> 2022 and never had any interests in Yacht Charter Network, LLC. It seems that the physical address of Yacht Charter Network, LLC was never moved to another location from a filing point of view despite several requests to the manager.

I would like to kindly request the dismissal of this case for my wife and I.

**CEZCU-2023-00813 – Yacht Charter Network, LLC - Certificate of Use**

In June 2022, I have been submitting a request to obtain a BTR on behalf of the Eitan Zimmerman, the General Manager of Yacht Charter Network, LLC. I ceased to be involved with Yacht Charter Network, LLC since November 1<sup>st</sup> 2022 and never had any interests in Yacht Charter Network, LLC. It seems that the physical address of Yacht Charter Network, LLC was

never moved to another location from a filing point of view despite several requests to the manager.

I would like to kindly request the dismissal of this case for my wife and I.

**CEMIS-2023-00173 – Laurent & Estelle Ruben – Boat charter operations**

In June 2022, I was supposed to support Yacht Charter Network, LLC. newly purchased boat to charter this vessel but after knowing the limitations of charter regulations in North Miami, I immediately ceased any operations and, as stated above, I ceased to be involved with Yacht Charter Network, LLC since November 1<sup>st</sup> 2022 and never had any interests in Yacht Charter Network, LLC.

Through my personal website, [www.yachtcharter.network](http://www.yachtcharter.network), which has nothing to do with Yacht Charter Network, LLC, I am acting as a yacht manager for different boats located in various marinas in Miami, I connect boat owners and charterers thru online lead generation and various agents, but I am not involved into any boat charter operation in a residential neighborhood in the city of North Miami.

I would like to kindly request the dismissal of this case for my wife and I.

**CEMIS-2023-00174 – Laurent & Estelle Ruben – Boat charter advertisement**

In June 2022, I was supposed to support Yacht Charter Network, LLC. newly purchased boat to charter this vessel but after knowing the limitations of charter regulations in North Miami, I immediately ceased any advertisement and, as stated above, I ceased to be involved with Yacht Charter Network, LLC since November 1<sup>st</sup> 2022 and never had any interests in Yacht Charter Network, LLC.

Through my personal website, [www.yachtcharter.network](http://www.yachtcharter.network), which has nothing to do with Yacht Charter Network, LLC, I am acting as a yacht manager for different boats located in various marinas in Miami, I connect boat owners and charterers thru online lead generation and various agents, but I am not involved into any boat chartering advertisement in a residential neighborhood in the city of North Miami.

I would like to kindly request the dismissal of this case for my wife and I.

I hope this clarifies the situation, my family and I are delighted to live in our neighborhood and respect the well-being of our neighbors.

Sincerely,



Laurent Ruben





Anywhere Any week Add guests

Airbnb your home



# A dream night on a luxury yacht in Miami

Share Save



## Boat in North Miami, Florida

6 guests · 3 bedrooms · 5 beds · 2 baths

★ No reviews yet



Hosted by Laurent  
10 years hosting



**Self check-in**  
You can check in with the building staff.



**Experienced host**  
Laurent has 61 reviews for other places.



**Free cancellation before 3:00 PM on December 22**

Sleep on a yacht in Miami and experience the fun of it with friends and family. We have a dedicated space in our backyard with a beautiful 2017 Prestige 500 Fly (52ft Flybridge). We'll be happy to host you so you can enjoy a nice evening!

**The space**  
The boat has 3 bedrooms and 2 bathrooms. Each bedroom has TV and interne...

[Show more >](#)

~~\$2,220~~ \$1,776 night

CHECK-IN 12/27/2023	CHECKOUT 1/1/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

\$2,220 x 5 nights	\$11,100
Special offer	-\$2,220
Cleaning fee	\$29
Airbnb service fee	\$1,258

**Total before taxes \$10,167**

**Special offer: save \$2,220.** This Host is offering a deal on their first 3 bookings.











Report this listing

## What this place offers

- Kitchen
- Wifi



-  Free parking on premises
-  Pool
-  TV
-  Washer
-  Dryer
-  Air conditioning
-  Luggage dropoff allowed
-  Security cameras on property

Show all 25 amenities

## 5 nights in North Miami

Dec 27, 2023 - Jan 1, 2024

<


December 2023

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January 2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

>

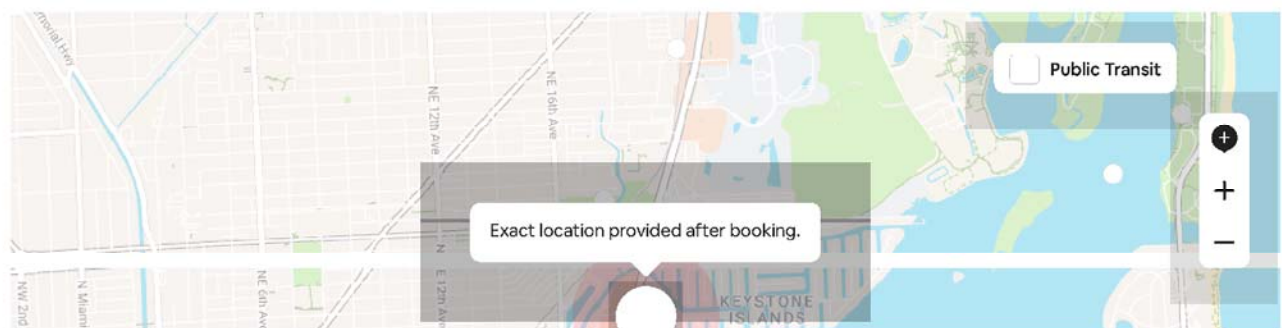

[Clear dates](#)

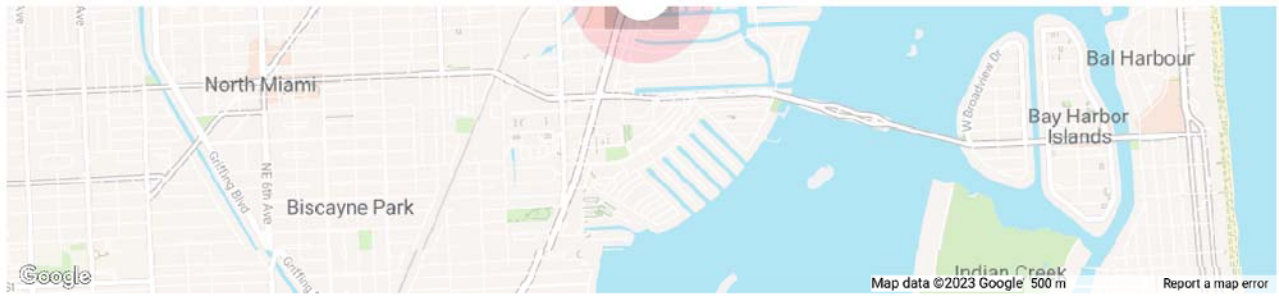
## No reviews (yet)

★ This host has 61 reviews for other places to stay. [Show other reviews](#)

## Where you'll be

North Miami, Florida, United States





## Hosted by Laurent

Joined in November 2013

★ 61 Reviews    ✓ Identity verified

Hi,

My name is Laurent Ruben, executive in a software company, pretty busy traveling in many places and eager to rent my beautiful place to nice people :-)

Best,  
Laurent

### During your stay

We live on the property, my wife and I are available at any time of your convenience. We respect the privacy of our guests as much as we also ask our guests to do the same :-)

Languages: English, Français, Italiano, Español

Response rate: 75%

Response time: within a few hours

Contact Host



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

## Things to know

### House rules

Check-in after 3:00 PM

Checkout before 10:00 AM

6 guests maximum

[Show more](#) >

### Safety & property

Security camera/recording device

Carbon monoxide alarm

Smoke alarm

[Show more](#) >

### Cancellation policy

Free cancellation before 3:00 PM on Dec 22.

Review the Host's full cancellation policy which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more](#) >

[Airbnb](#) > [United States](#) > [Florida](#) > [Miami-Dade County](#) > [North Miami](#)

## Explore other options in and around North Miami

**Miami Beach**  
Vacation rentals

**Boca Raton**  
Vacation rentals

**Naples**  
Vacation rentals

**Miami**  
Vacation rentals

**Florida Keys**  
Vacation rentals

**Key West**  
Vacation rentals

**Fort Lauderdale**  
Vacation rentals

**West Palm Beach**  
Vacation rentals

**Sarasota**  
Vacation rentals

## Other types of stays on Airbnb

[North Miami vacation rentals](#)

[North Miami monthly stays](#)

[Home rentals with a pool in North Miami](#)

[Family-friendly rentals in North Miami](#)

[Family-friendly rentals in Miami-Dade County](#)

[Home rentals with a pool in Miami-Dade County](#)

[Boat rentals in Miami-Dade County](#)

[Boat rentals in Florida](#)

[Home rentals with a pool in United States](#)

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#### Support

[Help Center](#)

[AirCover](#)

[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighborhood concern](#)

#### Hosting

[Airbnb your home](#)

[AirCover for Hosts](#)

[Hosting resources](#)

[Community forum](#)

[Hosting responsibly](#)

[Airbnb-friendly apartments](#)

#### Airbnb

[Newsroom](#)

[New features](#)

[Careers](#)

[Investors](#)

[Gift cards](#)

[Airbnb.org emergency stays](#)

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[English \(US\)](#) [\\$ USD](#)



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November 11, 2023 5:12 PM





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 11/30/2023

PROPERTY INFORMATION	
<b>Folio</b>	06-2228-012-0170
<b>Property Address</b>	12910 AURALIA RD NORTH MIAMI, FL 33181-2368
<b>Owner</b>	LAURENT RUBEN , ESTELLE G RUBEN
<b>Mailing Address</b>	12910 AURALIA RD NORTH MIAMI, FL 33181
<b>Primary Zone</b>	0900 SGL FAMILY - 1901-2100 SQ
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,586 Sq.Ft
<b>Living Area</b>	2,569 Sq.Ft
<b>Adjusted Area</b>	2,733 Sq.Ft
<b>Lot Size</b>	10,161 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$1,549,552	\$914,490	\$660,465
<b>Building Value</b>	\$278,871	\$223,523	\$160,450
<b>Extra Feature Value</b>	\$37,850	\$9,834	\$9,895
<b>Market Value</b>	\$1,866,273	\$1,147,847	\$830,810
<b>Assessed Value</b>	\$1,265,492	\$1,147,847	\$830,810

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Save Our Homes Cap</b>	Assessment Reduction	\$600,781		
<b>Homestead</b>	Exemption	\$25,000	\$25,000	
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
28 52 42 PB 53-91
VENETIAN SECTION KEYSTONE POINT
LOT 5 RIP RTS BLK 15
LOT SIZE 99.000 X 132
OR 15975-0242 0693 1

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$0
<b>Taxable Value</b>	\$1,215,492	\$1,097,847	\$830,810
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$0
<b>Taxable Value</b>	\$1,240,492	\$1,122,847	\$830,810
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$0
<b>Taxable Value</b>	\$1,215,492	\$1,097,847	\$830,810
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$0
<b>Taxable Value</b>	\$1,215,492	\$1,097,847	\$830,810

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
02/04/2021	\$100	32353-3096	Corrective, tax or QCD; min consideration
11/13/2020	\$100	32160-4315	Corrective, tax or QCD; min consideration
11/12/2020	\$100	32160-4317	Corrective, tax or QCD; min consideration
11/13/2019	\$842,500	31724-4865	Unable to process sale due to deed errors

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>