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ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA ELECTRONIC MAIL

November 9, 2025

Michael Belush, Planning & Design Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **PB25-0791**: Letter of Intent for Conditional Use Approval for
Property Located at 1330 18 Street (within the Sunset Harbour
Neighborhood)

Dear Mr. Belush:

This law firm represents CCOOL, LLC (the "Applicant"), the operator of "Bey Bey," a restaurant located at 1330 18 Street (the "Property") within the City of Miami Beach (the "City"). Please consider this letter the Applicant's Letter of Intent supporting the request for Conditional Use approval to allow for renovations to the existing Bey Bey restaurant.

Property Description. The Property, further identified by Miami-Dade County Folio No. 02-3233-012-0640, is located on the south side of 18 Street just east of Bay Road within the Sunset Harbour neighborhood. See Figure 1. Aerial, below. The Property is approximately 8,012 square feet (0.18 acres) in size.

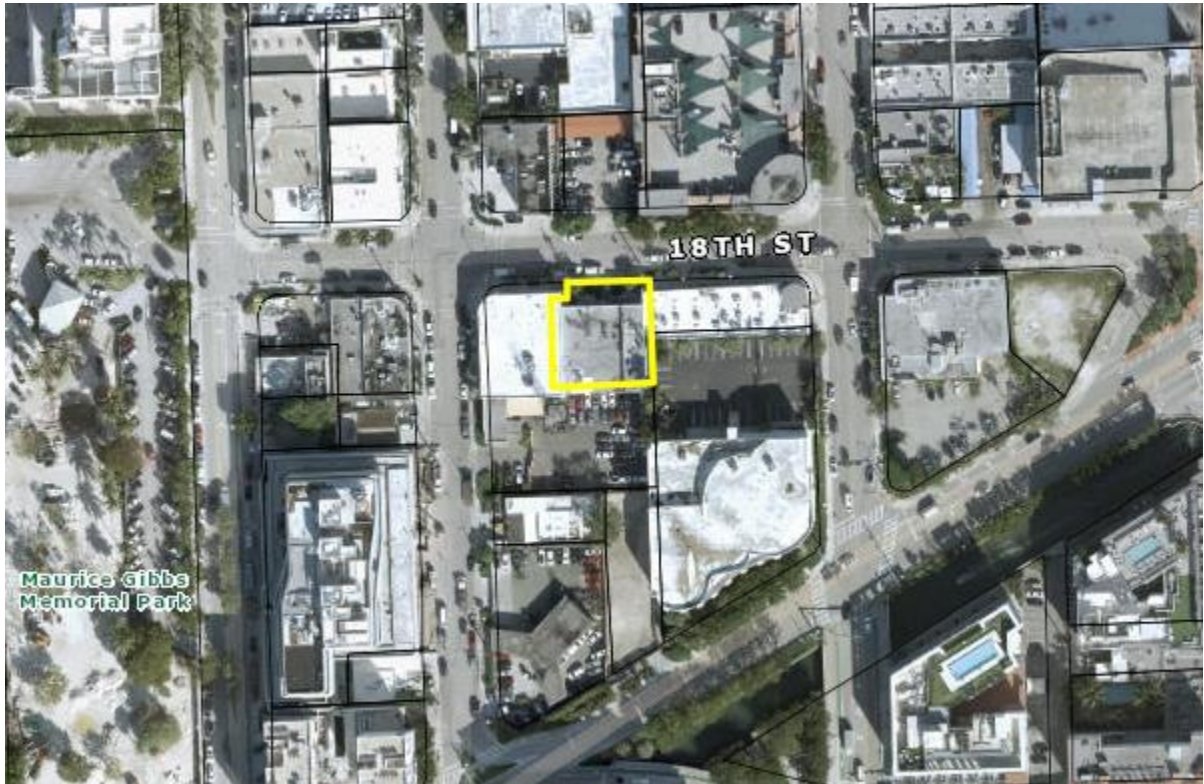


Figure 1. Aerial.

Land Use and Zoning. The Property is designated as Urban Light Industrial ("I-1") on the City's Future Land Use Map and is located in the Urban Light Industrial ("I-1") zoning district. The Property is further located within the Sunset Harbour Neighborhood Overlay.

Project. The Applicant proposes to renovate and reconfigure the existing restaurant at the Property to facilitate an updated high-end dining experience concept for Bey Bey consisting of a completely new menu, atmosphere, and ambiance. The proposed improvements include a revised restaurant space layout, and an increase in seating from 60 to 140 seats.

In connection with this Application, a Traffic Impact Statement Methodology has been submitted to the City through Plan No. TRN25-0047, showing a marginal increase in trip generation from the proposed improvements, specifically an increase of two (2) net new vehicle trips during weekday A.M. peak hour, and twelve (12) net new vehicle trips during the weekday P.M. peak hour.

Previous Violations. Bey Bey was the subject of several Building, Code, and Zoning Violations under previous management, all of which have been closed and reflect no

outstanding fees. See Figure 2, Proof of Violation Closures, below. The Applicant is a new operator and the intention of this application is to bring the Property and establishment into permanent compliance.

HEARING DATE	CASE NBR	VIOLATION#	TYPE OF VIOLATION	STATUS	NAME	CLOSED	BALANCE
08/06/2024 09:00 AM	SMB2023-01969	BVC23001103	Building Violations – Combo	Close	DAMIAN GALLO	8/22/2024	\$0.00
08/14/2023 02:30 PM	SMA2023-03736	CC2023-15353	City Code Violation	Adjudication/Closed	RUDOLF BUDJA	8/22/2023	\$0.00
08/14/2023 02:30 PM	SMA2023-03737	ZV2023-04732	Zoning Violation	Adjudication/Closed	RUDOLF BUDJA	8/22/2023	\$0.00
08/14/2023 02:30 PM	SMA2023-03738	ZV2023-04730	Zoning Violation	Adjudication/Closed	RUDOLF BUDJA	8/22/2023	\$0.00
08/14/2023 02:30 PM	SMA2023-03739	ZV2023-04728	Zoning Violation	Adjudication/Closed	RUDOLF BUDJA	8/22/2023	\$0.00

Figure 2. Proof of Violation Closures.

Applicant Entity: Ccool LLC. It must be addressed that the Applicant entity, Ccool LLC, appears to be the same entity that received the previous violations. In August 2023, the Applicant purchased the Ccool LLC entity from the previous operator in furtherance of taking over operation of the establishment. We have exhibited to this letter evidence of this change in ownership, including the March 2023 Annual Report reflecting the previous ownership, an August 2023 Articles of Amendment to Articles of Organization, an October 2023 Statement of Change of Registered Office or Registered Agent or Both, and the 2025 Annual Report showing the new ownership. See Exhibit A, Ccool LLC Sale Documents. Since the Applicant took ownership in August of 2023, all exiting violations have been cured and no additional violations have been issued. Accordingly, while the Applicant and operator entity appears to be the same, the Applicant is a separate and unassociated entity and operator than the previous operators who received the above referenced violations.

Request. The Applicant respectfully requests Conditional Use Approval for the proposed improvements to the Property, pursuant to Section 7.2.23.2.b.3 of the Code, which requires Conditional Use Approval within the Sunset Harbour neighborhood for restaurants with alcoholic beverage licenses with more than 100 seats, and a floor area in excess of 3,500 square feet.

Satisfaction of Review Criteria. The Applicant’s request satisfies the general review criteria and guidelines enumerated in Section 2.5.2.2.a of the Miami Beach Resiliency Code (the “Code”) as follows:

- (1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.**

The proposed new restaurant is consistent with the Comprehensive Plan and permitted by the underlying regulations. It is also consistent with the vision for Sunset Harbour.

The project will be a significant improvement to the previous establishment at the Property and will inject new life into the Sunset Harbour neighborhood while being consistent and compatible with the area.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

Development of the project is not expected to have any negative impact in excess of the thresholds of level of service provided for in the City Comprehensive Plan. A Traffic Study, which is included with the application materials, confirms that the project will not adversely impact the traffic in the area and area roadways will maintain adequate levels of service following development of the project.

(3) Structures and uses associated with the request are consistent with these land development regulations.

The project is consistent with the land development regulations as it conforms to the I-1 and Sunset Harbour Neighborhood Overlay regulations. The Applicant is proposing forward-thinking, dining experience that will contribute positively to the area. Additionally, the Applicant is creatively addressing the resilience and adaption standards provided in the Chapter 7 of the Resiliency Code.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

The project will not adversely impact the public health, safety, morals, and general welfare. Rather, it will bring the Property into compliance with the relevant regulations and make the Property more compatible with the surrounding neighborhood while simultaneously providing an improved dining experience. There is no outdoor entertainment proposed. The attractive design of the project also improves the aesthetics of the area, while the compliance with all required resilience measures ensures enhanced resiliency for the area.

(5) Adequate off-street parking facilities will be provided.

There is adequate off-street parking in the area for the project. The Traffic Study, included in the application materials, provides additional details.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

The project proposes sufficient security and protection to ensure the safety and preservation of the surrounding property, persons, and neighborhood values.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

The project proposes to renovate and reimagine an existing restaurant and will have no negative impact on the surrounding neighborhood. Conversely, the project will be significantly more compatible for the surrounding neighborhood.

(8) The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

This application is limited in scope to Conditional Use Permit approval for a restaurant and complies with all sea level rise and resiliency review criteria.

(9) Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.

Appropriate consideration has been given to the safety and friendliness to pedestrian traffic.

Sea Level Rise and Resiliency Criteria. The Proposed Project advances the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for any demolition will be provided.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The project includes resilient, Florida-native, or Florida-friendly landscaping.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections have been considered in the design and development of the project.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The ground floor areas will be adaptable to raised public rights-of way and adjacent properties.

(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

All spaces within the project are new construction and will be elevated.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

This is an entirely commercial project. No habitable space is located below base flood elevation.

(10) Where feasible and appropriate, water retention systems shall be provided.

Water retention systems will be provided as part of the resiliency goals of the project.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement and porous materials are proposed where appropriate.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The proposed design has considered the potential for heat island effects on-site and will minimize the potential to the greatest extent possible.

Conclusion. The proposed improvements will update the existing Bey Bey Restaurant and bring a refreshed high-end restaurant concept to the City that is tailored toward the desires of the residents of the City and is intended to become a long-standing asset to the Sunset Harbour neighborhood community. Accordingly, we respectfully request your review and recommendation. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Paul Savage

cc: Michael Larkin
Benjamin Sherry

L18000141923

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP

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MAIL

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(Document Number)

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DISPATCH SERVICE
MALLAHASSEE PL 091014
R. HUNT
08/24/23

CT CORP
(850) 656- 4724
3558 lakesore Drive
Tallahassee, FL 32312

Date: 08/24/2023

Acc#I20160000072

W: C [Signature]

Name:	CCOOL LLC
Document #:	
Order #:	15094134 - 1

Certified Copy of Arts & Amend:	<input type="checkbox"/>	FILED CLERK OF DISTRICT COURT 2023 AUG 24 PM 12:40 TALLAHASSEE, FLORIDA	
Plain Copy:	<input type="checkbox"/>		
Certificate of Good Standing:	<input type="checkbox"/>		
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Apostille/Notarial Certification:	<input type="checkbox"/>		
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Amount: \$ **25.00**

Thank you!

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: Ccool LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Nemer Saliba
Name of Person
Ccool LLC
Firm/Company
1330 18th Street
Address
Miami Beach, FL 33139
City/State and Zip Code
tiger@socialengineers.co
E-mail address: (to be used for future annual report notification)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
2023 AUG 24 PM 12:40

For further information concerning this matter, please call:

Nemer Saliba 305 582-3430
Name of Person at () Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$25.00 Filing Fee
- \$30.00 Filing Fee & Certificate of Status
- \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

Ccool LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on June 8, 2018 and assigned Florida document number L18000141923.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

Florida

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

STATE OF FLORIDA
DIVISION OF CORPORATE STATE
2023 AUG 24 PM 12:40

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
 AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGR	Rudolf Budja	1330 18TH STREET	<input type="checkbox"/> Add
		MIAMI BEACH, FL 33139	<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
MGR	ALMA MIAMI INVESTMENTS LLC	1330 18TH STREET	<input type="checkbox"/> Add
		MIAMI BEACH, FL 33139	<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
MGR	Hidden Dragon LLC	1330 18TH STREET	<input checked="" type="checkbox"/> Add
		MIAMI BEACH, FL 33139	<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change

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D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

Multiple horizontal lines for amending information.

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2023 AUG 24 PM 12:40

E. Effective date, if other than the date of filing: _____ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated August 23, 2023

Signature of a member or authorized representative of a member

Nemer Saliba, Manager

Typed or printed name of signee

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000141923

Entity Name: CCOOL LLC

Current Principal Place of Business:

1330 18TH STREET
MIAMI BEACH, FL 33139

Current Mailing Address:

1330 18TH STREET
MIAMI BEACH, FL 33139

FEI Number: 83-0857143

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BUDJA, RUDOLF
1330 18TH STREET
MIAMI BEACH, FL 33139 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: RUDOLF BUDJA

03/29/2023

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MANAGER	Title	MANAGER
Name	BUDJA, RUDOLF	Name	ALMA MIAMI INVESTMENTS LLC
Address	1330 18TH STREET	Address	1330 18TH STREET
City-State-Zip:	MIAMI BEACH FL 33139	City-State-Zip:	MIAMI BEACH FL 33139

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RUDOLF BUDJA

MGR

03/29/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

10/3/23, 9:46 AM

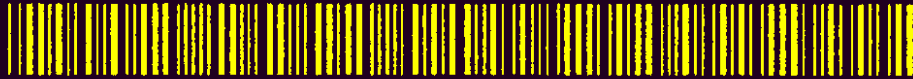
Division of Corporations

Florida Department of State
 Division of Corporations
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L18000141923

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Division of Corporations
 Fax Number : (850)617-6383

From:

Account Name : C T CORPORATTON SYSTEM
 Account Number : FCA000000023
 Phone : (954)208-0845
 Fax Number : (614)573-3996

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.**

Email Address: _____

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Certified Copy	1
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OCT - 4 2023
 K. Brumblay

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR LIMITED LIABILITY COMPANY

Pursuant to the provisions of sections 605.0114 or 605.0116, Florida Statutes, the undersigned limited liability company submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. Name of the limited liability company: Cool LLC

2. (a) 1330 18th Street (b) 1330 18th Street

Principal office address of limited liability company:
(Note: MUST BE STREET ADDRESS)

Mailing address of limited liability company:
(Note: MAY BE POST OFFICE BOX)

Miami Beach, FL 33139

Miami Beach, FL 33139

6/8/2018

L18000141923

3. Date of filing/registration in Florida

4. Document number

5. (a) Rudolf Budja
Registered Agent and Registered Office shown on the records of the Florida Dept. of State:

1330 18th Street

Registered Office Address *(MUST BE FLORIDA STREET ADDRESS)*

Miami Beach, FL 33139, FL. 33139

(b) C T Corporation System
Enter name of NEW Registered Agent and/or NEW Registered Office address:

NEW Registered Office Address:

1200 South Pine Island Road

Plantation, FL. 33324

APPROVED AND FILED
2023 OCT -3 PM 12:52
TALLAHASSEE, FLORIDA
STATE DEPARTMENT OF REVENUE

If the limited liability company is not organized under the laws of the State of Florida, it is hereby confirmed that after the change or changes are made, the Florida street address of the registered office and the business office of the registered agent will be identical. Or, in the case of a Florida limited liability company, it is hereby confirmed that the change(s) was/were authorized by an affirmative vote of the members of the limited liability company or as otherwise provided in the articles of organization or the operating agreement of the limited liability company.

/s/ Nemer Saliba

Nemer Saliba

Signature of a member or authorized representative of a member

Printed or typed name of signee

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

By: C T Corporation System, /s/ Donna Peterson, Assistant Secretary

Signature of Registered Agent

2024 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L18000141923

Entity Name: CCOOL LLC

Current Principal Place of Business:

1330 18TH STREET
MIAMI BEACH, FL 33139

Current Mailing Address:

1330 18TH STREET
MIAMI BEACH, FL 33139 US

FEI Number: 83-0857143

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CT CORPORATION SYSTEM

10/14/2024

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name HIDDEN DRAGON LLC
Address 1330 18TH STREET
City-State-Zip: MIAMI BEACH FL 33139

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DRIVE-IN COASTAL PORTFOLIO, LLC

AMBR

10/14/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000141923

Entity Name: CCOOL LLC

Current Principal Place of Business:

1330 18TH STREET
MIAMI BEACH, FL 33139

Current Mailing Address:

1330 18TH STREET
MIAMI BEACH, FL 33139 US

FEI Number: 83-0857143

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CT CORPORATION SYSTEM

04/07/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name HIDDEN DRAGON LLC
Address 1330 18TH STREET
City-State-Zip: MIAMI BEACH FL 33139

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HIDDEN DRAGON LLC

MGR

04/07/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L23000064591

Entity Name: HIDDEN DRAGON LLC

Current Principal Place of Business:

13101 MEMORIAL HWY
APT 215
NORTH MIAMI, FL 33161

Current Mailing Address:

13101 MEMORIAL HWY
APT 215
NORTH MIAMI, FL 33161

FEI Number: NOT APPLICABLE

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

SALIBA, NEMER
13101 MEMORIAL HWY
APT 215
NORTH MIAMI, FL 33161 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name SALIBA, NEMER
Address 13101 MEMORIAL HWY
City-State-Zip: NORTH MIAMI FL 33161

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: NEMER SALIBA

OWNER

02/22/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date