



October 11, 2025

Thomas Mooney, Planning Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Rain Nightclub - Trip Generation Statement  
Project No.: 2025090214

Dear Mr. Mooney:

Please accept this letter as a summary of the points discussed on October 8, 2025, regarding requested revisions to the traffic statement. It includes responses to the main points discussed.

Traffic Statement Review Comments

Comment 1: Please revise the trip generation table to reference SF (square feet) instead of DU (dwelling units).

**Response: We revised the trip generation table to reflect square feet for the size of the nightclub.**

Comment 2: Please indicate the last day the nightclub operated.

**Response: We revised the traffic statement to indicate that the nightclub was open until July 4, 2023.**

Comment 3: Please indicate the operating hours of the nightclub.

**Response: We revised the traffic statement to indicate that the nightclub will operate between 8 PM and 5 AM.**

Comment 4: Please indicate if valet service will be provided for the nightclub.

**Response: We revised the traffic statement to indicate that the nightclub will not provide valet parking service.**

Please contact me with any questions regarding these responses.

Sincerely,  
Vala Group, Inc.

A handwritten signature in blue ink, appearing to read "John P. Kim", with a stylized flourish extending to the right.

John P. Kim, P.E.  
Senior Project Manager