



September 10, 2025; Revised: 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:

Vala Group, Inc. prepared this traffic-generation statement for the existing Rain nightclub located at 323 23<sup>rd</sup> Street, Miami Beach, Florida. The nightclub operated until July 4, 2023, with a maximum capacity of 550 people. The property owner wishes to increase the maximum capacity to 586 people but will not increase the building area. **Figure 1** shows the site location. We prepared trip-generation estimates for the existing and proposed development and determined that it will not increase the number of daily, AM peak hour, or PM peak hour vehicle trips generated by the site. The site is comprised of one 0.20-acre parcel (Folio Number: 02-3226-001-0540) and has frontage on 23<sup>rd</sup> Street. Valet parking service will not be provided. **Attachment A** contains the property appraiser data. This report provides trip-generation calculations for the project.

**Figure 1 – Site Location Aerial Photograph**



### **Trip Generation Analysis**

This project will increase the capacity of an existing nightclub from 550 to 586 people but will not increase the existing building area. We prepared trip estimates for the existing and proposed development, summarized in **Table 1**, using equations from the 11<sup>th</sup> Edition of the Institute of Transportation Engineers' *Trip Generation Manual*. We used the Adult Cabaret Land Use Code from the ITE manual because it does not have trip generation rates for nightclubs and Adult Cabaret is the closest related land use to a nightclub. Note that

nightclub business hours are between 8:00 PM and 5:00 AM and are outside of the AM and PM peak hours. The nightclub is not expected to increase the amount of traffic currently generated by the site. The ITE manual only provides PM peak hour trip generation rates based on building area, so we applied a 0.10 K-factor to convert the PM peak hour trips to daily trips. The site is located within the County-designated Urban Infill Area. **Attachment B** contains the trip generation data.

**Table 1 – Trip Generation Estimates**

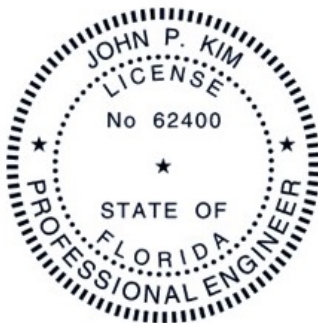
Time	Scenario	Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
								In	Out	Total
Daily	Existing	Adult Cabaret	440	4,362 SF	Applied K-factor 0.10 to PM Peak Hour Trips	50%	50%	65	65	130
	Proposed	Adult Cabaret	440	4,362 SF		50%	50%	65	65	130
<b>Net New Daily Total</b>								<b>0</b>	<b>0</b>	<b>0</b>
AM Peak Hour	Existing	Adult Cabaret	440	4,362 SF	N/A					
	Proposed	Adult Cabaret	440	4,362 SF	N/A					
<b>Net New AM Peak Hour</b>										
PM Peak Hour	Existing	Adult Cabaret	440	4,362 SF	T = 2.93 (X)	46%	54%	6	7	13
	Proposed	Adult Cabaret	440	4,362 SF	T = 2.93 (X)	46%	54%	6	7	13
<b>Net New PM Peak Hour</b>								<b>0</b>	<b>0</b>	<b>0</b>

\* Based on 11th Edition ITE Trip Generation Manual

**Conclusion**

We prepared trip-generation calculations for the Rain nightclub project and determined that no increase in traffic is expected. Please contact me at (561) 445-6684 with any questions or comments.

Sincerely,  
**Vala Group, Inc.**



This item has been digitally signed and sealed by John P. Kim, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by John P Kim  
 Date: 2025.10.11 10:19:13 -04'00'

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

JPK/jgk

**Attachments**

- Attachment A – Property Appraiser Data
- Attachment B – Trip Generation Data



**ATTACHMENT A**  
Property Appraiser Data



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 09/04/2025

PROPERTY INFORMATION	
<b>Folio</b>	02-3226-001-0540
<b>Property Address</b>	323 23 ST MIAMI BEACH, FL 33139-0000
<b>Owner</b>	323 SOBE LLC
<b>Mailing Address</b>	7757 WOOD DUCK DR BOCA RATON, FL 33434
<b>Primary Zone</b>	6600 COMMERCIAL - LIBERAL
<b>Primary Land Use</b>	3315 NIGHTCLUB LOUNGE OR BAR : ENTERTAINMENT
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	4,362 Sq.Ft
<b>Living Area</b>	4,362 Sq.Ft
<b>Adjusted Area</b>	4,322 Sq.Ft
<b>Lot Size</b>	8,890 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$2,222,500	\$2,222,500	\$2,222,500
<b>Building Value</b>	\$212,987	\$212,987	\$199,676
<b>Extra Feature Value</b>	\$18,000	\$18,225	\$18,450
<b>Market Value</b>	\$2,453,487	\$2,453,712	\$2,440,626
<b>Assessed Value</b>	\$2,453,487	\$2,453,712	\$2,440,626

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
MIAMI BEACH IMPROVEMENT CO
PB 5-7
W6FT LOT 9 & LOT 10 BLK 3
LOT SIZE IRREGULAR
OR 19425-4830/4832 0800 5



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,453,487	\$2,453,712	\$2,440,626
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,453,487	\$2,453,712	\$2,440,626
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,453,487	\$2,453,712	\$2,440,626
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,453,487	\$2,453,712	\$2,440,626

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2015	\$3,250,000	29606-3091	Qual by exam of deed
04/01/1984	\$235,000	12137-2078	Sales which are qualified
08/01/2000	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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.miamidadegov/info/disclaimer.asp>

**ATTACHMENT B**  
Trip Generation Data

# Adult Cabaret (440)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 8

Directional Distribution: 46% entering, 54% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.93	2.93 - 2.93	***

## Data Plot and Equation

*Caution – Small Sample Size*

