

City of Destin MMTD Concurrency Evaluation Certificate: Old Destin MMTD, Tier 3

Project name								
Net PM peak hour trips (excluding credits for existing trips)								
	Standard met? Yes, No, or N/A	Point value per standard	Points earned per Yes or N/A				B. Points required	C. Mitigation points earned
			Basic requirement	Flexible requirement	Basic/flexible Multiplier	A. Standard points earned		

Pedestrian-oriented building design

1. Buildings directly adjacent to sidewalk > 75% of frontage along public ROW 50% - 75% of frontage along public ROW 25% - 50% of frontage along public ROW < 25% of frontage along public ROW	choose 1 only		20	0		x 2 =	0	40
			13					
			7					
			0					
2. Buildings directly adjacent to Harbor Boardwalk ⁽¹⁾ > 75% of frontage along Harbor Boardwalk 50% - 75% of frontage along Harbor Boardwalk 25% - 50% of frontage along Harbor Boardwalk < 25% of frontage along Harbor Boardwalk	choose 1 only		15	0		x 2 =	0	20
			10					
			5					
			0					
3. Building entrances oriented to public ROW		15	0			x 2 =	0	30
4. Façade design a. Less than 100 feet of uninterrupted façade b. Transparency, primary ROW c. Transparency, secondary ROW (corner lot only)			5	0		x 2 =	0	26
			5	0		x 2 =	0	
			3	0		x 2 =	0	

Diverse and complementary land uses

5. Transit-supportive density/intensity > 1.5 FAR or > 40 DU/acre 1.0 - 1.5 FAR or 25 - 40 DU/acre 0.5 - 1.0 FAR or 15 - 25 DU/acre < 0.5 FAR or < 15 DU/acre	choose 1 only		20				x 1 =	0	10
			15						
			10						
			0						
6. Mixed use a. On-site 4 or more uses 3 uses 2 uses 1 use b. Complementary to adjacent uses	choose 1 only		20	0			x 2 =	0	30
			15						
			10						
			0						
			10						
7. Street-level pedestrian-oriented use		10	0			x 2 =	0	20	
8. No drive-through facilities		10		0		x 1 =	0	10	

Vehicular network

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9. Meets maximum block length standards		10		0	x 1 =	0	10	
10. Dedication of roadway corridor		10	0		x 2 =	0	20	
11. Meets maximum turning radii standards		5	0		x 2 =	0	10	
12. Access management								
a. Meets minimum accessway spacing standards		5		0	x 1 =	0	15	
b. Provides cross and/or shared access		5		0	x 1 =	0		
c. Prohibits direct US Highway 98 access		5		0	x 1 =	0		
On-site parking								
13. Parking location								
Structured and/or behind buildings	choose 1	20					20	
Along public ROW, next to buildings		10						
Between buildings and public ROW		0						
14. Parking maximum								
20% - 30% below the maximum	choose 1 only	20					20	
10% - 20% below the maximum		15						
0% - 10% below the maximum		10						
0% - 15% above the maximum		5						
> 15% above the maximum		0						
15. On-site, shared parking reduction for mixed use		5		0	x 1 =	0	5	
16. Off-site, shared parking agreement		2						0
17. Off-site, on-street parking		2						0
18. Parking fee paid in lieu of on-site parking								
> 75% of parking paid by fee	choose 1 only	10						0
50% - 75% of parking paid by fee		7						
25% - 50% of parking paid by fee		3						
< 25% of parking paid by fee		0						
Pedestrian network								
19. Sidewalks along public ROW								
> 12' sidewalk	choose 1 only	30					40	
10' - 12' sidewalk		20						
5' - 10' sidewalk		10						
< 5' sidewalk		0						

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20. Sidewalk buffer		4	0		x 2 =	0	8	
21. Streetscaping								
a. Sidewalk furniture		2	0		x 2 =	0	14	
b. Street trees in sidewalk buffer or on street edge of sidewalk		3	0		x 2 =	0		
c. Pedestrian-oriented lighting		2	0		x 2 =	0		
22. Internal sidewalks								
a. 5' sidewalks connect all on-site uses		5	0		x 2 =	0	20	
b. 5' sidewalks connect to adjacent parcels		5	0		x 2 =	0		
23. Crosswalks across all internal streets		6	0		x 2 =	0	12	
24. Harbor access								
a. Provide connection to Harbor from Harbor Boulevard		10	0		x 2 =	0	60	
b. Construct Harbor boardwalk along Harbor frontage		20	0		x 2 =	0		
Cycling network								
25. Bicycle parking								
Outdoor, uncovered	choose 1	10			x 2 =	0	20	
Outdoor, covered		15			x 2 =	0		
Indoor or bicycle lockers		20	0		x 2 =	0		
26. Dedication of minimum 10' width bikeway easement		10	0		x 2 =	0	20	
Transit network								
27. Transit stop								
a. Dedication of easement for transit stop or bus bay		20	0		x 2 =	0	80	
b. Amenities (shelter, bench, bike parking, trash can, transit info board)		20	0		x 2 =	0		
28. Direct sidewalk connection to transit stop		10	0		x 2 =	0	20	
Additional mitigation								
29. Off-site multimodal mitigation								
a. Construct off-site sidewalk, per 20 feet		1	Feet:					0
b. Contribute towards transit operations, per \$1,000		1	\$:					0
c. Provide full funding for transit amenities (see 26b) off-site		20						0
d. Other staff-approved mitigation, per \$1,000		1	\$:					0
30. Travel demand management program		up to 10	Points:					0
31. Functional on-site open space		up to 5	Points:					0

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32. Workforce housing		up to 10	Points:					0
Total points						A	B	C
						0	580	0
Traffic impact adjustment (based on trip generation rate)		"B" Multiplier =	1.00	Adjusted B =		580		
Additional mitigation required						(Adjusted B - A - C) =		580
Incentive points earned						(Adjusted B x 1.1 - A - C) =		0