



# DESIGN INCENTIVE BONUS PROGRAM



## CITY OF SAFETY HARBOR COMMUNITY DEVELOPMENT DEPARTMENT

City Hall  
750 Main Street  
Safety Harbor, FL 34965

P: (727) 724-1555

# ABOUT THE DESIGN INCENTIVE BONUS PROGRAM

On August 20th, 2018, the City of Safety Harbor City Commission established a design incentive bonus program.

## HOW IT WORKS

Residential, non-residential, and mixed-use development that includes defined design elements may earn points that may be accumulated to earn bonuses, including reimbursement of selected impact fees and expedited review. To qualify for a bonus, applicants must submit:

1. A design incentive bonus application, and;
2. Architectural drawings that demonstrate design elements eligible for design incentive points.






Visit <https://www.cityofsafetyharbor.com/105/Application-Forms> for the Design Incentive Bonus application

### TABLE OF CONTENTS

Eligible Residential Development Design Elements	4
Eligible Non-Residential and Mixed Use Design Elements	9
Design Incentive Bonus	11

# RESIDENTIAL DEVELOPMENT

## Element: Garages and Driveways

Description	Points	
Driveway and/or garage access from an alley for interior or corner lots with improved alley access	5	
Driveway and/or garage access from a secondary front yard for corner lots without alley access	5	
Side facing garage door or side driveway for interior lots without alley access	4	
Pervious or Ribbon Driveway	3	
Garage recessed a minimum of 5 feet from front façade of the primary structure	2	


# RESIDENTIAL DEVELOPMENT



Element: Complexity of Massing		
Description	Points	
Unenclosed front porch with a minimum depth of 8 feet and measuring a minimum of 60% along the horizontal width of the primary structure (front façade)	5	
Wrapping of façade materials from primary front to secondary front on corner lot	4	
Tower or turret (front façade)	3	
Roof with cross gable or dormer (front façade)	3	
Bay window (front façade)	3	
Bay window (side façade)	2	
Wrapping of façade materials from primary front to side on interior lot	2	

# RESIDENTIAL DEVELOPMENT






Element: Architectural Features		
Description	Points	
Traditional inspired base course/water table and termination of siding above finished floor with transition to foundation	3	
Decorative shutters, awnings or other shade devices	3	
All window, sill, and door trim with a minimum of 3.5 inches in width on the primary front façade	2	
Exposed rafters, expressed rafter tails, or simulated rafter	2	
Front porch column and railings with expressed base and capital (to be combined with the unenclosed porch design element in the complexity of massing list)	1	

# RESIDENTIAL DEVELOPMENT




Element: Scale		
Description	Points	
Porch ceiling or implied height below 8 feet 6 inches	3	

Element: Setbacks		
Description	Points	
Front setback 5 feet or more above required setback	5	
Side setbacks 2 feet or more above required setback on both sides	5	

# RESIDENTIAL DEVELOPMENT





Element: Quality Materials		
Description	Points	
Fiber cement or wood siding (no vinyl siding) on the entire structure façade	5	
Smooth stucco finish with stucco window trim	3	
Recessed windows (minimum of 2.5 inches)	3	
Masonry and/or stone accents on a minimum of 15% of the front façade	3	
Traditional inspired wood or simulated wood doors	2	

## NON-RESIDENTIAL AND MIXED USE DEVELOPMENT

Element and Description	Points	
<b>Mixed Use:</b> Second story residential dwellings over non-residential use(s)	8	
<b>Scaling and Diversity:</b> Design variations for building walls with a maximum linear length of an uninterrupted façade facing a public street of 20 feet *	5	
<b>Scaling and Diversity:</b> Recessed front door by a minimum of 5 feet *	4	
<b>Driveways and Parking Lots:</b> Pervious parking spaces which make up 50% or more of the required parking spaces	5	

\*not applicable to projects subject to site plan review and located within the CTC or MSM character districts

## NON-RESIDENTIAL AND MIXED USE DEVELOPMENT

Description	Points	
<b>Pedestrian Amenities:</b> Pedestrian arcade, overhang, or awning a minimum of 5 feet in depth along at least 50% of the front façade	5	
<b>Setbacks:</b> Front setback 5 feet or more above required setback	5	
<b>Setbacks:</b> Side setbacks 3 feet or more above required setback on both sides	5	
<b>Quality Materials:</b> Fiber cement or wood siding (no vinyl siding) on the entire structure façade	5	

# DESIGN INCENTIVE BONUS

The total number of earned design incentive points, when added together, shall meet or exceed 25 points and include at least one setback increase to qualify for a design incentive bonus. Only one design incentive bonus may be applied to each single family detached residence, residential development with multiple units, non-residential, or mixed use development.

Bonuses include fast track permit review with a minimum one week turn around for each review on single family residential and three weeks for non-residential and multi-family developments and City-paid reimbursement of sewer, sanitation, park facilities, public safety, and library impact fees at time of issuance of certificate of occupancy. The maximum City-paid reimbursement for a single family detached residential dwelling is \$1,500. The maximum City-paid reimbursement for a non-residential or mixed use building is \$3,500. For semi-attached residential or attached residential units, a maximum of 25% of the impact fees listed above for the entire development are eligible for City-paid reimbursement, not to exceed \$10,000.

Visit <https://www.cityofsafetyharbor.com/105/Application-Forms> for the Design Incentive Bonus application

