

Manatee: YIGBY Local Option to State Mandate Comparison

YIGBY Alternatives

Policy Comparison by Jurisdiction

Manatee County: YIGBY Alternatives

Florida's YIGBY laws allow housing development on land owned by religious institutions. This map estimates parcels affected by both policies: blue points represent sites eligible under the State Mandate (which are also eligible under the Local Option), while white points represent parcels allowed only under the Local Option. The key distinction is that the State Mandate applies to a more limited subset of sites within the broader universe eligible under the Local Option.

The Local Option (SB 1730 – 2025) applies to parcels containing or adjacent to a house of worship. It is optional for local governments and allows full discretion over approval, density, housing type, and affordability requirements. Any housing type may be developed. At least 10% of units must be affordable at or below 120% AMI, with affordability terms and deeper targets set locally.

The State Mandate (HB 1389 – 2026) requires local governments to approve qualifying projects on sites over 3 acres with an active house of worship for at least 10 years. Development is limited to multifamily or mixed-use housing. At least 40% of units must be affordable rentals at or below 120% AMI for a minimum of 30 years, with state law overriding local controls on use, density, and approvals.

Local Option (White)

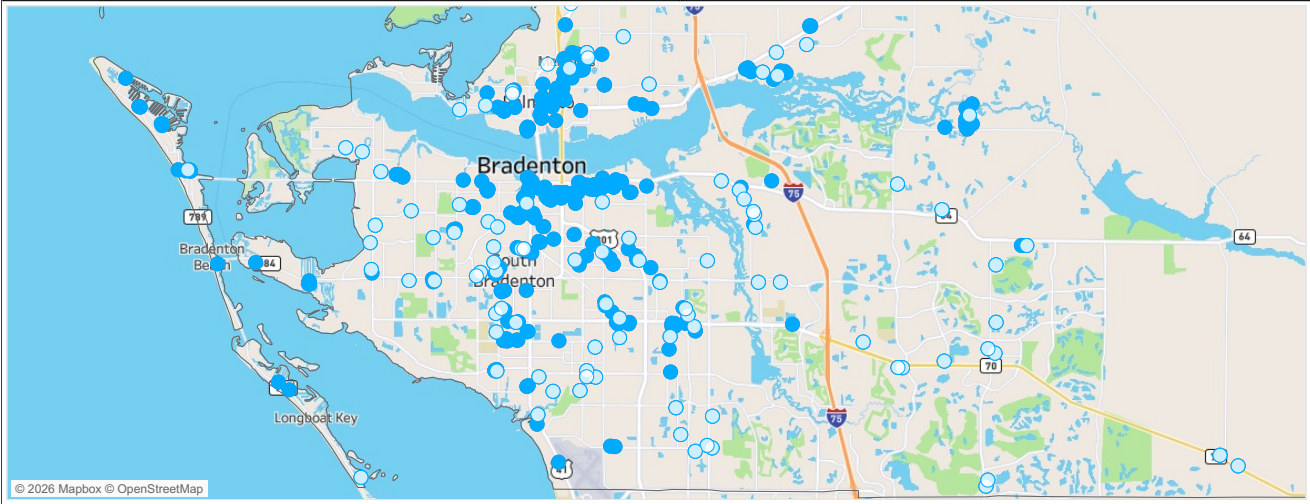
Total of **424** Parcels

Total of **1,383** Acres

State Mandate (Blue)

Total of **107** Parcels

Total of **1,016** Acres



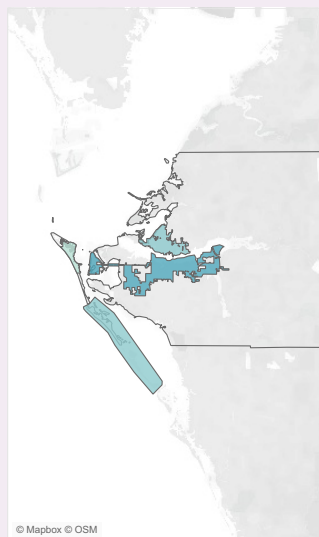
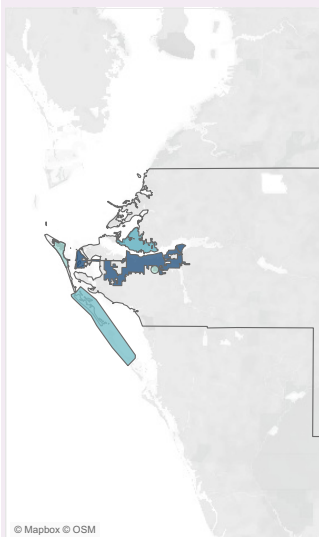
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Jurisdiction Comparison

Across jurisdictions in Alachua County, the Local Option (SB 1730) generally unlocks more eligible acreage than the State Mandate (HB 1389), though the scale of impact varies by community. Larger jurisdictions such as Gainesville see a notable difference under the State Mandate, with eligible land decreasing from approximately 420 acres to 313 acres (-25%), while cities like High Springs and Newberry experience even steeper proportional differences. In many cases, jurisdictions miss out on between 25% and 75% of acreage that the Local Option would allow, reflecting how the 3-acre minimum threshold and limitations on contiguous parcels narrow the pool of qualifying sites.



Jurisdiction Name	Local Option Total Acres	State Mandate Total Acres
Bradenton city	81.9	39.6
Holmes Beach city	11.4	4.4
Longboat Key town	25.5	19.0
Palmetto city	34.4	19.6

