

# Eastern Shore MPO

## Planning and Development Data Collection Packet



July 2024

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# Definitions

## **Preliminary Plat:**

Preliminary Plat is an illustration of a proposed plan subdividing an area of land.

## **Final Plat:**

Final Plat is the final illustration of subdivided land with infrastructure completed (roadways, sidewalks, utilities, right-a-way, ect).

## **Building Permit:**

Building permit is an official approval to construct a new building.

*\*Note: Building permits are tracked off single and multiple unit residential dwellings*

## Approved Plats 2024

	<i>Development</i>	<i>Location</i>	<i>Acres</i>	<i># Lots/Units</i>	<i>Density Units per Acre</i>	<i>Month Approved</i>	<i>Preliminary Plats - # Lots/Units</i>	<i>Final Plats - # Lots/Units</i>
Baldwin County	Cottages at Point Clear	West of Section Street and south of Old Battles Rd	4.98	18	3.61	January	18	
	Darby Ridge Subdivision	North side of D'Olive Rd, adjacent to Spanish Fort's corporate limits to the north	40.3	78	1.94	February	78	
	Gauge Crossing	East of N Magnolia St, north of County Road 64	44.29	8	0.18	February		8
	J Cattle Subdivision	South of County Road 54 at the intersection of CR 54 and County Road 54 East	103.124	3	0.03	March	3	
	Savannah Estates - Phase 2	East Side of County Roud 54 West, north of County Road 64	37.45	121	3.23	March	121	
	Cassella Subdivision	South of County Road 68 and 1.3 miloes west of Baldwin Beach Express	15.44	4	0.26	March	4	
	Park View- Phase 1	North side of Camelia Road west of West Boulevard	34.45	78	2.26	March		78
	Rockwell Place	22360 Bushell Drive	3601	2	0.00	April		2
	Belfair Subdivision	East side of Rigsby Road, south of Larry Street Road	34.38	79	2.30	June	79	
	Baldwin 13 Subdivision	East side of County Road 13, south of County Road 64	6.25	3	0.48	June		3
Carillion Oaks Subdivision	27645 State Highway 181	9.4	3	0.32	June		3	
Daphne	Wilson Place - Phase 2	Northwest intersection of Pollard and Wilson Avenue	3.82	6	1.57	January		6
	Jubilee Farms - Phase 12	Southeast of Alabama Highway 181 and Secretariat Boulevard	36.97	74	2.00	February		74
	Sirmon Addition	Northeast of intersection of Parker Lane and County Road 13	20.14	64	3.18	March	64	
	Hope Vineyard - Phase 1B	East of County Road 13	18.84	66	3.50	April		66
	Bradley - Cina	Southwest of the intersection of U.S Highway 98 and Van Avenue	1.4	2	1.43	June		2
	The Reserve at Daphne - Phase 3	North of the intersection of County Road 64 and Montelucia Way	36.39	88	2.42	June		88
Fairhope	Old Battles Village - Phase 6	North side of phase 5 of the Hamlet At Old Battles Village	12.37	36	2.91	January		36
	The Flats at East Bay (Multi-Family)	Southwest corner of the intersection of Twin Beech Road and Thompson Hall Road	20.19	240	11.89	January		240
	The Reserve at Fairhope (Multi-Family)	West side of US Highway 98 between Volanta Avenue and Dyer Road	16.62	169	10.17	March		169
	The Poidevant Subdivision	Southeast corner of Morphy Avenue and County Road 13	0.6	2	3.33	March		2

	<i>Development</i>	<i>Location</i>	<i>Acres</i>	<i># Lots/Units</i>	<i>Density Units per Acre</i>	<i>Month Approved</i>	<i>Preliminary Plats - # Lots/Units</i>	<i>Final Plats - # Lots/Units</i>
Fairhope	The Proper (Multi-Family)	Southeast corner of Nicholas Avenue and Young Street	1.68	10	5.95	March	10	
	Battles Trace - Phase 8	North side of Battles Road, on the east and west sides of Colony Drive	25.53	48	1.88	May		48
	Morphy Grove	North of Morphy Avenue and west of Bishop Road	1.26	3	2.38	May		3
	Harvest Green West - Phase 1	West side of State Highway 181, across from The Waters Subdivision	42.1	77	1.83	May		77
	Hill Top - Lot 29	18655 Section Street	1.13	1	0.88	May	1	
	Highlands at Fairhope Village Subdivision (Multi-Family)	Southeast corner of State Highway 98 and Parker Road	11.76	85	7.23	June	85	
Robertsdale	Blackwater Ridge - Phase 2	Northwest corner of Wilters Street and Baldwin Beach Express	34.52	93	2.69	February	93	
	Blackwater Ridge - Phase 3	Northwest corner of Wilters street and Baldwin Beach Express	18.54	89	4.80	February	89	
	Forest Park Subdivision	East of College Avenue, north of Wilters Street	95.77	129	1.35	April	129	
	Cottages of Aventura - Phase IIIB	East of Rawls Road, north of Thompson Road	10.27	34	3.31	April		34
	Parker Place	South of State Route 105, west of County road 65	10.1	10	0.99	May	10	
	Palmer Farms	South of W Richmond Street, west of Palmer Street	19.39	18	0.93	June	18	
	Ridge at Robertsdale	North of County Road 48, west of State Route 59	38.81	97	2.50	June		97
Spanish Fort								
Loxley	Roans Creek	East of State Highway 59, north of County Road 49	79	171	2.16	February	171	
	Biltmore at Stonebrige - Phase 4	East of US 31, north of Bedrock Boulevard	26.88	32	1.19	February		32
	Whitmore Estates - Phase 1	East of US 31, north of Jenkin Pit Road	72.43	26	0.36	February	26	
	Haddon Lakes - Phase 2	East of US 31, southwest of Stroh Road	38.51	25	0.65	March	25	
	Azalea Gardens	South of County Road 88, east of Northgate Drive	36.36	2	0.06	May		2
	Haddon Lakes - Phase 1	East of US 31, southwest of Stroh Road	17.01	31	1.82	May	31	
	Biltmore at Stonebridge - Phase 2	East of US 31, north of Bedrock Boulevard	16.98	14	0.82	May	14	
	The Settlement of Loxley	West of County Road 55, south of Frackler Road	38.47	68	1.77	June	68	
Silverhill								

	<i>Development</i>	<i>Location</i>	<i>Acres</i>	<i># Lots/Units</i>	<i>Density Units per Acre</i>	<i>Month Approved</i>	<i>Preliminary Plats - # Lots/Units</i>	<i>Final Plats - # Lots/Units</i>
Totals							1137	1070

# 2024 Quarterly Development

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			Totals Per Member Government		
	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit
Baldwin County	224	86	26	79	8	107	0	0	0	0	0	0	303	94	133
City of Daphne	64	80	90	0	156	121	0	0	0	0	0	0	64	236	211
City of Fairhope	0 10	207 240	28	86	128	35	0	0	0	0	0	0	86 10	335 240	63
City of Robertsdale	182	0	44	157	131	23 8	0	0	0	0	0	0	339	131	67 8
City of Spanish Fort	0	0	5	0	0	3	0	0	0	0	0	0	0	0	8
City of Loxley	222	32	92	113	2	195	0	0	0	0	0	0	335	34	287
Town of Silverhill	0	0	33 2	0	0	50	0	0	0	0	0	0	0	0	83 2
<b>Totals Per Quarter</b>	<b>702</b>	<b>645</b>	<b>320</b>	<b>435</b>	<b>425</b>	<b>542</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1137</b>	<b>1070</b>	<b>862</b>

Green numbers are multifamily development captured in # of units

# 2023 Quarterly Development

	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			Totals Per Member Government		
	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit
Baldwin County	165	96	27	185	0	71 4	597	0	42 16	0	0	100 2	947	96	240 22
City of Daphne	253	194	8	0	37	120	0	0	72	51	97	32	304	328	232
City of Fairhope	0 14	79	27	0	0	66 240	0	51	101	0	50	102	0 14	180	296 240
City of Robertsdale	97	0	56 1	75	30	72	0	78	34	0	0	36	172	108	198 1
City of Spanish Fort	57	0	11	0	0	8	0	0	23	0	0	1	57	0	43
City of Loxley	0	0	65	174	0 208	31	249	83	43	210	148	92	633	231 208	231
Town of Silverhill	0	0	25	0	0	14	0	0	8	0	0	5	0	0	52
<b>Totals Per Quarter</b>	<b>586</b>	<b>369</b>	<b>220</b>	<b>434</b>	<b>275</b>	<b>626</b>	<b>846</b>	<b>212</b>	<b>339</b>	<b>261</b>	<b>295</b>	<b>370</b>	<b>2127</b>	<b>1151</b>	<b>1555</b>

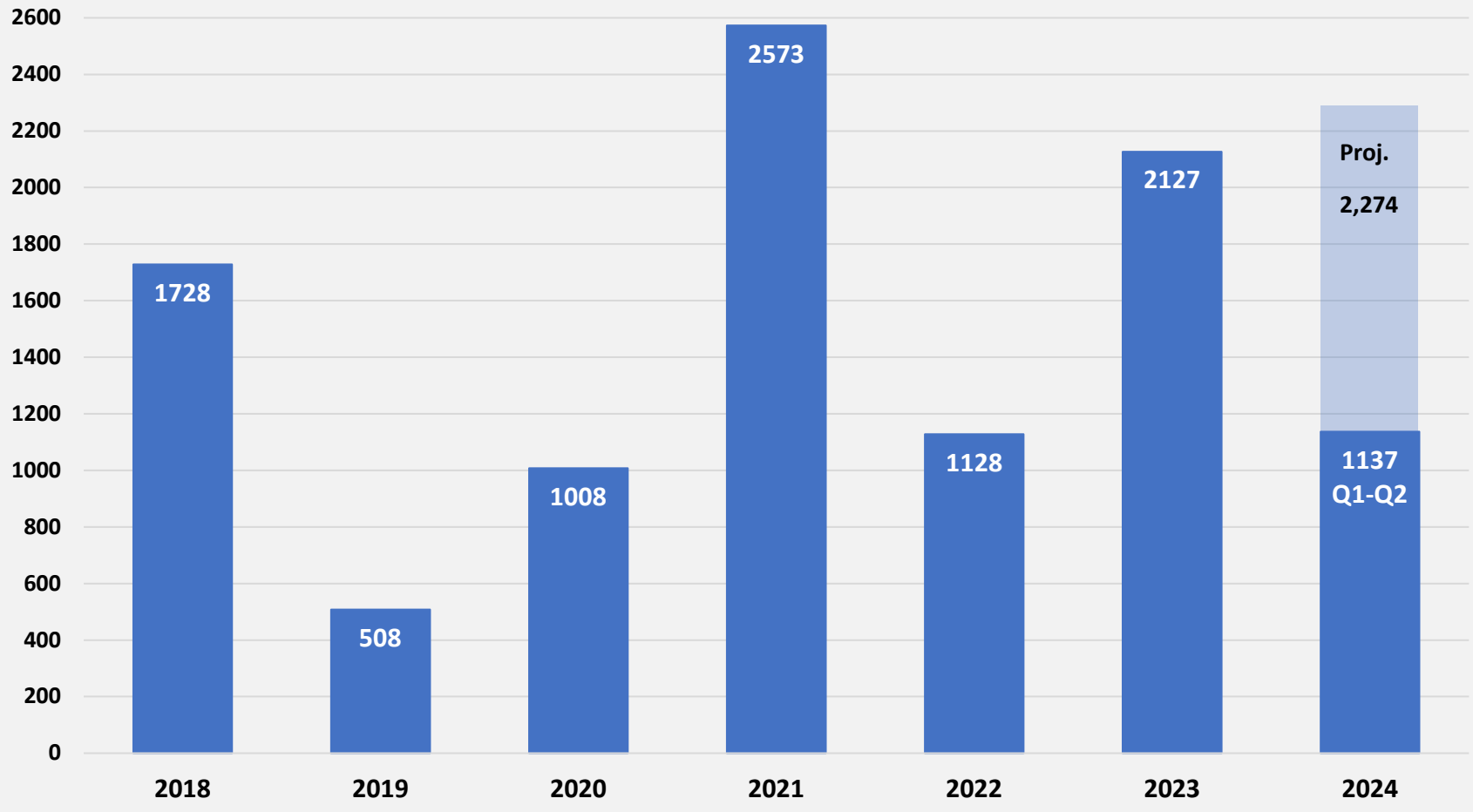
Green numbers are multifamily development captured in # of units



Annual Preliminary Lots Approved		
	<i>Year</i>	<i>Preliminary # Lots</i>
Baldwin County	2018	461
	2019	23
	2020	111
	2021	147
	2022	268
	2023	947
	2024 (Q1-Q2)	303
<b>Total</b>		<b>2260</b>
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
	2024 (Q1-Q2)	64
<b>Total</b>		<b>1986</b>
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
	2024 (Q1-Q2)	96
<b>Total</b>		<b>2600</b>
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
	2024 (Q1-Q2)	339
<b>Total</b>		<b>797</b>
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
	2024 (Q1-Q2)	0
<b>Total</b>		<b>259</b>
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
	2024 (Q1-Q2)	335
<b>Total</b>		<b>2307</b>
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
	2024 (Q1-Q2)	0
<b>Total</b>		<b>0</b>
MPO Totals	2018	1728
	2019	508
	2020	1008

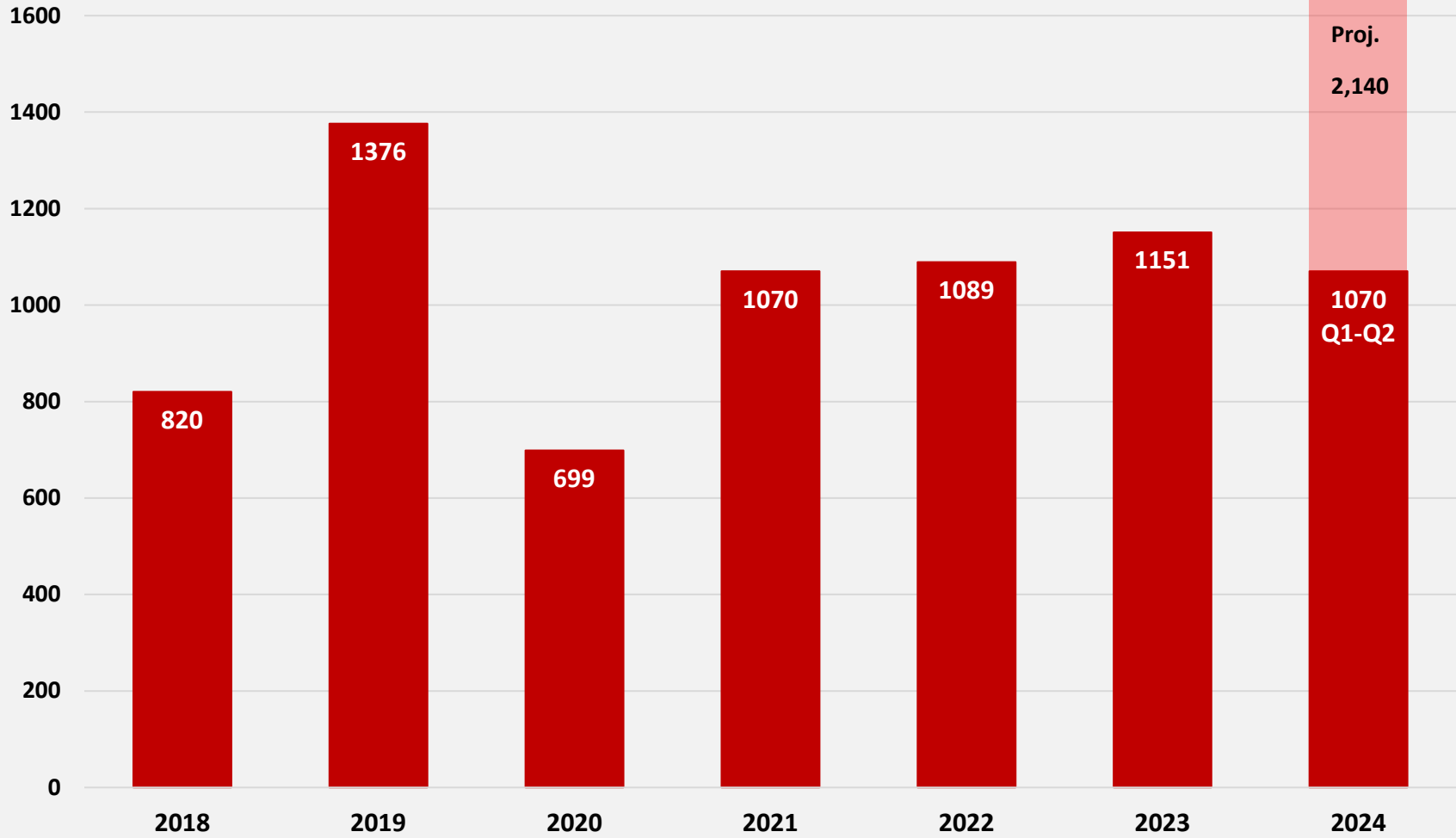
<b>MPO Totals</b>	<b>2021</b>	<b>2573</b>
	<b>2022</b>	<b>1128</b>
	<b>2023</b>	<b>2127</b>
	<b>2024 (Q1-Q2)</b>	<b>1137</b>
<b>Total</b>		<b>10209</b>

### Annual Preliminary Lots Approved



Annual Final Lots Approved		
	Year	Final # Lots
Baldwin County	2018	76
	2019	0
	2020	141
	2021	558
	2022	330
	2023	96
	2024 (Q1-Q2)	94
<b>Total</b>		<b>1295</b>
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
	2024 (Q1-Q2)	236
<b>Total</b>		<b>1928</b>
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
	2024 (Q1-Q2)	575
<b>Total</b>		<b>2154</b>
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
	2024 (Q1-Q2)	131
<b>Total</b>		<b>493</b>
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
	2024 (Q1-Q2)	0
<b>Total</b>		<b>320</b>
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
	2024 (Q1-Q2)	34
<b>Total</b>		<b>1085</b>
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
	2024 (Q1-Q2)	0
<b>Total</b>		<b>0</b>
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
	2024 (Q1-Q2)	1070
<b>Total</b>		<b>7275</b>

### Annual Final Lots Approved



Annual Residential Building Permits Issued		
	<i>Year</i>	<i># Building Permits</i>
Baldwin County	2018	256
	2019	172
	2020	92
	2021	177
	2022	127
	2023	262
	2024 (Q1-Q2)	133
<b>Total</b>		<b>1219</b>
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
	2024 (Q1-Q2)	211
<b>Total</b>		<b>2288</b>
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
	2024 (Q1-Q2)	63
<b>Total</b>		<b>2645</b>
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
	2024 (Q1-Q2)	75
<b>Total</b>		<b>807</b>
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
	2024 (Q1-Q2)	8
<b>Total</b>		<b>628</b>
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
	2024 (Q1-Q2)	287
<b>Total</b>		<b>1189</b>
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
	2024 (Q1-Q2)	85
<b>Total</b>		<b>771</b>
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
	2024 (Q1-Q2)	862
<b>Total</b>		<b>9547</b>

### Annual Building Permits Issued

