

Eastern Shore MPO

Planning and Development Data Collection Packet



January 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).

**Note: All approved preliminary and final plats/lots are tracked off planning jurisdiction and must consist of 10 or more lots/units located within the Metropolitan Planning Area.*

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 2023

	<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	Lakeland - Phase 11	Southeast corner of Raynagua Blvd, west side of Thistle Chase Dr	17.25	44	2.55	January		44
	South Bend Village - Phases 3 & 4	East side of State Hwy 181, south of County Road 24	60.93	165	2.71	February	165	
	Camellia Place - Phase 1	East side of CR-49, south of Camellia Rd, in the Silverhill area	19.54	52	2.66	March		52
	Gaineswood Subdivision - Phase 1 & 2	Located on State Hwy 181, between County Road 32 and County Road 24	71.83	172	2.39	May	174	
	Horus Subdivision	South side of State Hwy 104, adjacent to Fish River	3.38	11	3.25	June	11	
	Silver Springs Subdivision	West of County Road 49, north of State Highway 104, in the Silverhill area	79.28	199	2.51	July	199	
	Elizabeth Gardens - Phase 1-3	Intersection of Bohemian Hall Road and County Road 48	92	260	2.83	September	260	
	Highlands at Fish River	East side of Bohemian Hall Rd, between Baughman and White Rd	39	138	3.54	September	138	
Daphne	Hope Vineyard - Phase 1A	East of County Road 13	36.6	70	1.91	February	70	
	Hope Vineyard - Phase 1B	East of County Road 13	18.84	66	3.50	February	66	
	Hope Vineyard - Phase 2A	East of County Road 13	25.47	26	1.02	February	26	
	Hope Vineyard - Phase 2B	East of County Road 13	18.64	47	2.52	February	47	
	South Branch - Phase 1	East of Pollard Road, north of Creekside Subdivision	33.06	44	1.33	March	44	
	The Reserve at Daphne - Phase 2	North of intersection of County Road 64 and Montelucia Way	73.31	134	1.83	March		134
	Jubilee Farms - Phase 13	Southeast of Austin Road and Alabama Highway 181	19	60	3.16	March		60
	French Settlement - Phase 4B	Northwest of Parker Lane and County Road 13	8.85	37	4.18	May		37
	The Reserve at Plantation Hills - Phase 2	East and southeast of Robbins Boulevard and Ashbury Hill Road	32.17	51	1.59	October	51	
	Hope Vineyard - Phase 1A	East of County Road 13	36.6	70	1.91	December		70
	Hope Vineyard - Phase 3	West of the intersection of Songbird Drive and Avernus Loop	8.73	27	3.09	December		27
Fairhope	Fairhope Hotel	158 N. Section Street		14		January	14	

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plats - # Lots/Units	Final Plats - # Lots/Units
Fairhope	North Hills - Phase 2	North of State Hwy 181, east of County Road 13	49.3	63	1.28	February		63
	Overland Townhomes	South side of County Road 48, east of River Mill Subdivision	2.42	16	6.61	February		16
	Laurelbrooke - Phase 1	East side of State Highway 181, north of County Road 24	59.72	51	0.85	September		51
	Laurelbrooke - Phase 2	East side of State Highway 181, north of County Road 24	59.13	50	0.85	November		50
Robertsdale	Ridge at Robertsdale	Northeast corner of CR-65 and CR-48	38.8	97	2.50	January	97	
	Blackwater Ridge - Phase 1	Northside of Wilters Street, westside of Baldwin Beach Express	33.04	75	2.27	April	75	
	Cotton District - Phase 2	Northeast of County Rd 54, eastside of Delta Avenue	20.44	30	1.47	June		30
	Ponder Place - Phase 2	Southwest corner of Ponder Loop and Hwy 59	10.27	43	4.19	July		43
	Ponder Place - Phase 3	Southwest corner of Ponder Loop and Hwy 59	9.65	35	3.63	July		35
Spanish Fort	Northwoods Subdivision	East side of State Highway 225, just south of The Lakes Subdivision	43.21	57	1.32	February	57	
Loxley	Biltmore at Stonebridge - Phase 2A	Southside of Bedrock Boulevard	34	47	1.38	April	47	
	Biltmore at Stonebridge - Phase 2b	Southside of Bedrock Boulevard	29.56	17	0.58	April	17	
	Franklin Place at Independence - Phase 1	Northside of Jenkins Pit Road	17.97	208	11.57	April		208
	Biltmore at Stonebridge - Phase 3	Southwest corner of Bedrock Boulevard	15.41	43	2.79	May	55	
	Biltmore at Stonebridge - Phase 5	Westside of Antler Hill Road	2.66	55	20.68	May	55	
	Biltmore at StoneBridge - Phase 6	Southeast corner of Cornelia Road	21.81	46	2.11	July	46	
	Revere At Independence - Phase 3	East of Hwy 31, north of Jenkins Pit Road	21.87	72	3.29	July	72	
	Revere At Independence - Phase 4	East of Hwy 31, north of Jenkins Pit Road	15.54	56	3.60	August	56	
	Revere At Independence - Phase 1	East of Hwy 31, north of Jenkins Pit Road	25.83	83	3.21	September		83
	Revere At Independence - Phase 2	East of Hwy 31, north of Jenkins Pit Road	17.2	75	4.36	September	75	
	Lakeland Subdivision - Phase 12-13	South of Regal Lane, east of Raynagua Blvd	36.5	83	2.27	October	83	
	Haddon Lakes - Phase 3	East of Hwy 31, north of Stroh Rd	14.52	23	1.58	December	23	

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plats - # Lots/Units	Final Plats - # Lots/Units
Loxley	Haddon Lakes - Phase 4	East of Hwy 31, north of Stroh Rd	23.44	46	1.96	December	46	
	Haddon Lakes - Phase 5	East of Hwy 31, north of Stroh Rd	33.5	58	1.73	December	58	
	Monticello at Stonebridge - Phase 5	East of Hwy 31, north of Bedrock Blvd	55.93	72	1.29	December		72
	Monticello at Stonebridge - Phase 6	East of Hwy 31, north of Bedrock Blvd	27.23	76	2.79	December		76
Silverhill								
Totals							2127	1151

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
Totals Per Quarter	586	369	220	434	275	626	846	212	339	261	295	370	2127	1151	1555

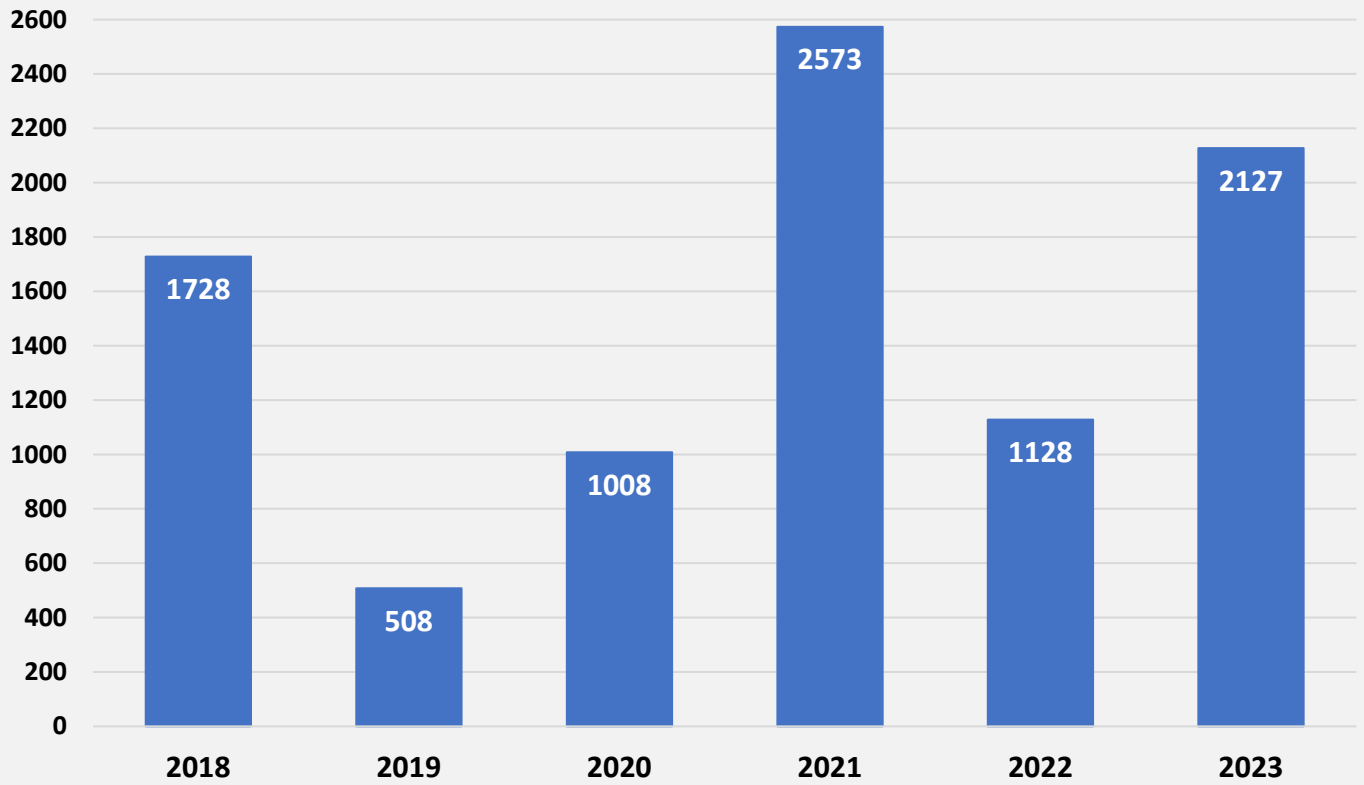
Green numbers are multifamily development captured in # of units

2022 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	25	0	25	118	112	54	125	87	14	0	131	34	268	330	127
City of Daphne	296	25	153	287	87	149	0	0	93	0	0	5	583	112	400
City of Fairhope	0	296	51	51	0	68	96	41	55	0	49	325	147	386	499
City of Robertsdale	20	0	30	0	54	31	0	0	60	0	50	21	20	104	142
City of Spanish Fort	0	0	8	0	0	5	0	52	41	0	0	7	0	52	61
City of Loxley	0	0	55	0	105	10	71	0	19	39	0	1	110	105	85
Town of Silverhill	0	0	46	0	0	64	0	0	67	0	0	72	0	0	249
Totals Per Quarter	341	321	368	456	358	381	292	180	349	39	230	465	1128	1089	1563

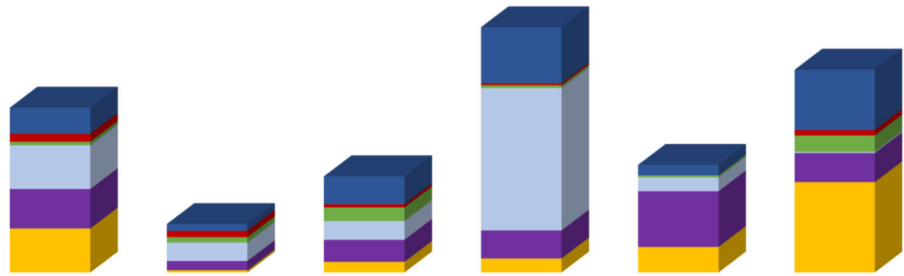
Annual Preliminary Lots Approved		
Baldwin County	Year	Preliminary # Lots
	2018	461
	2019	23
	2020	111
	2021	147
	2022	268
	2023	947
Total	1957	
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
Total	1922	
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
Total	2504	
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
Total	458	
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
Total	259	
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
Total	1972	
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
Total	0	
MPO Totals	2018	1728
	2019	508
	2020	1008
	2021	2573
	2022	1128
	2023	2127
Total	9072	

Annual Preliminary Lots Approved



Annual Preliminary Lots Approved by Jurisdiction

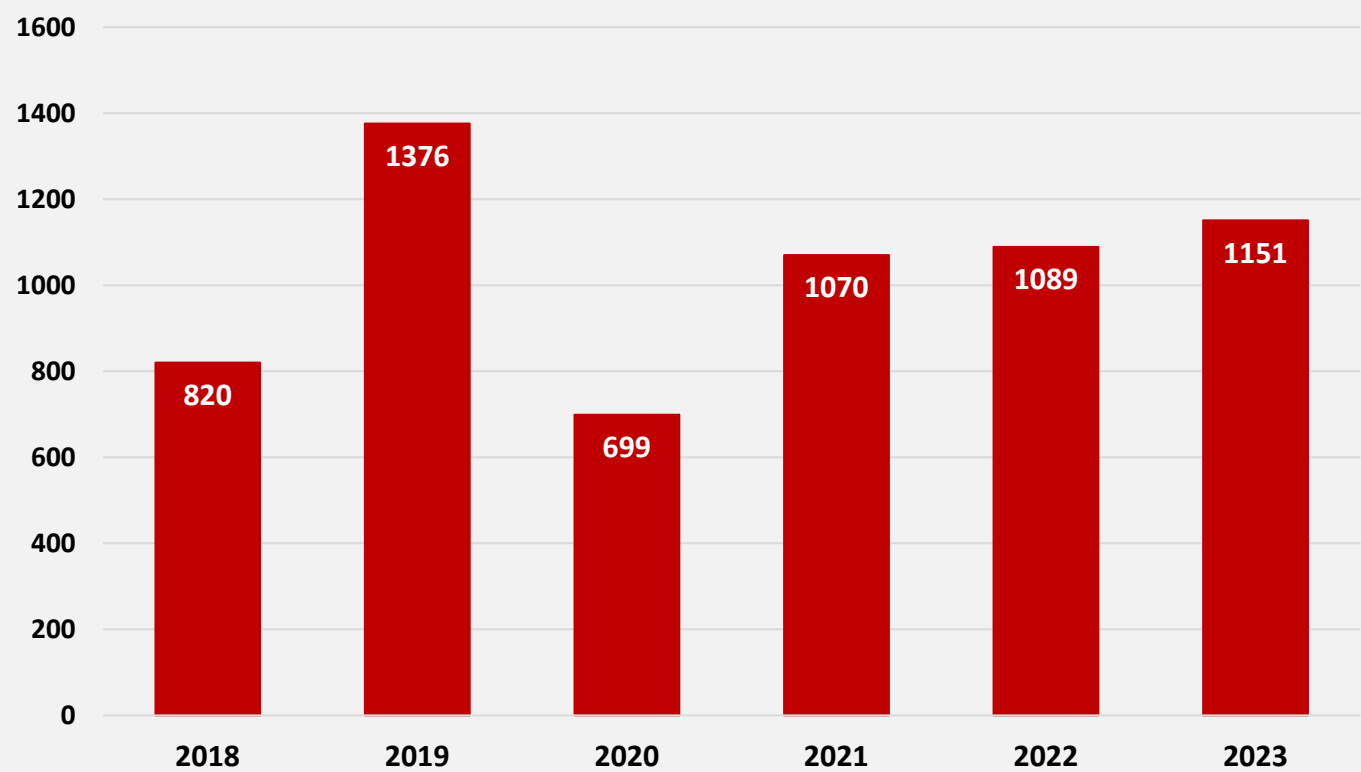
■ Baldwin County
 ■ Daphne
 ■ Fairhope
 ■ Robertsdale
 ■ Spanish Fort
 ■ Loxley



	2018	2019	2020	2021	2022	2023
■ Loxley	274	72	293	590	110	633
■ Spanish Fort	83	66	33	20	0	57
■ Robertsdale	38	57	143	28	20	172
■ Fairhope	458	193	197	1495	147	14
■ Daphne	414	97	231	293	583	304
■ Baldwin County	461	23	111	147	268	947

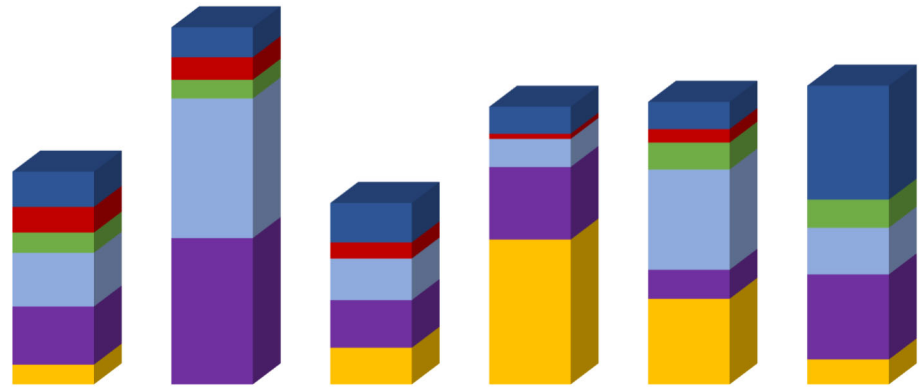
Annual Final Lots Approved		
Baldwin County	Year	Final # Lots
	2018	76
	2019	0
	2020	141
	2021	558
	2022	330
	2023	96
Total	1201	
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
Total	1692	
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
Total	1579	
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
Total	362	
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
Total	320	
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
Total	1051	
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
Total	0	
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
Total	6205	

Annual Final Lots Approved



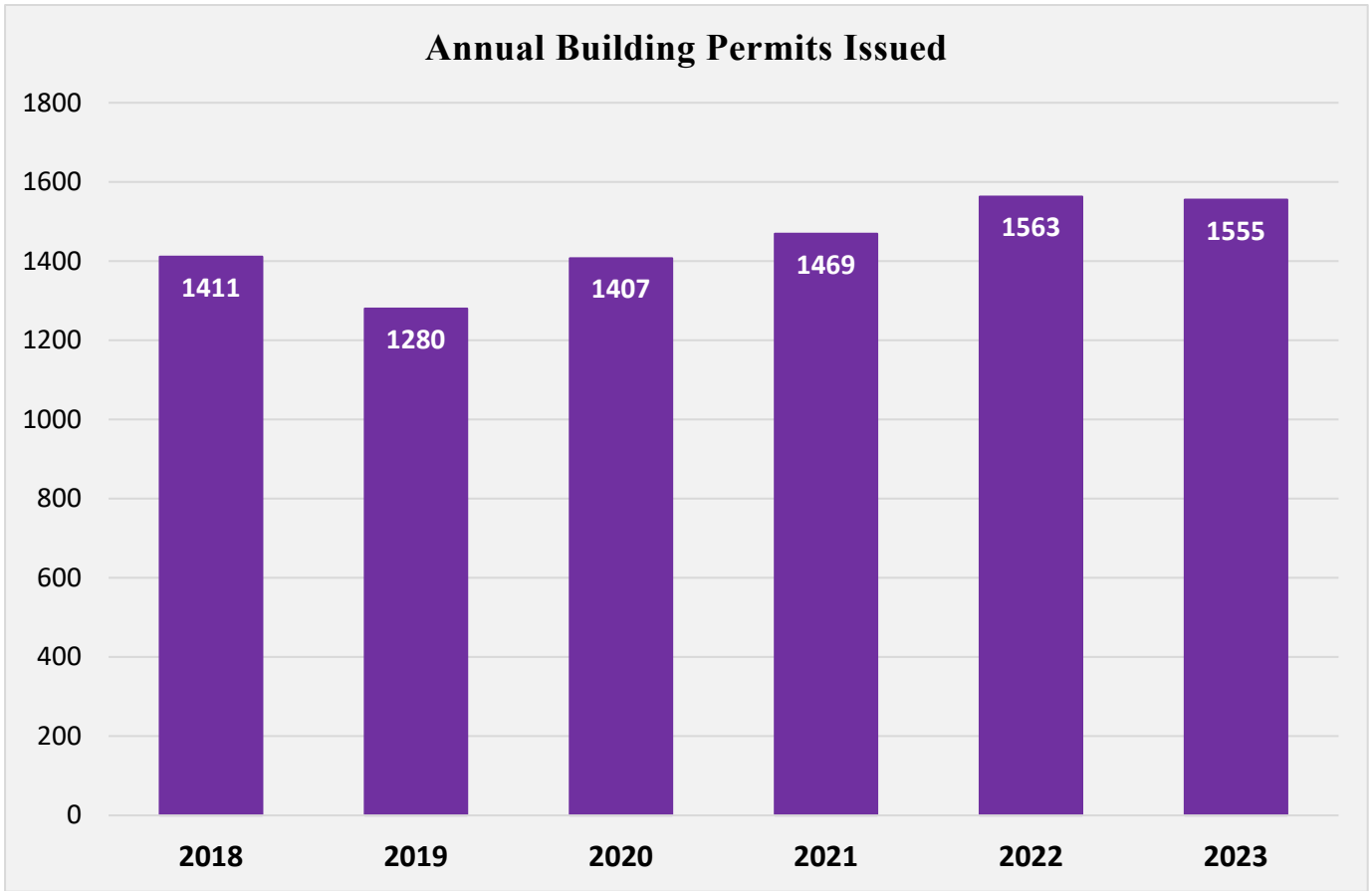
Annual Final Lots Approved by Jurisdiction

■ Baldwin County
 ■ Daphne
 ■ Fairhope
 ■ Robertsdale
 ■ Spanish Fort
 ■ Loxley



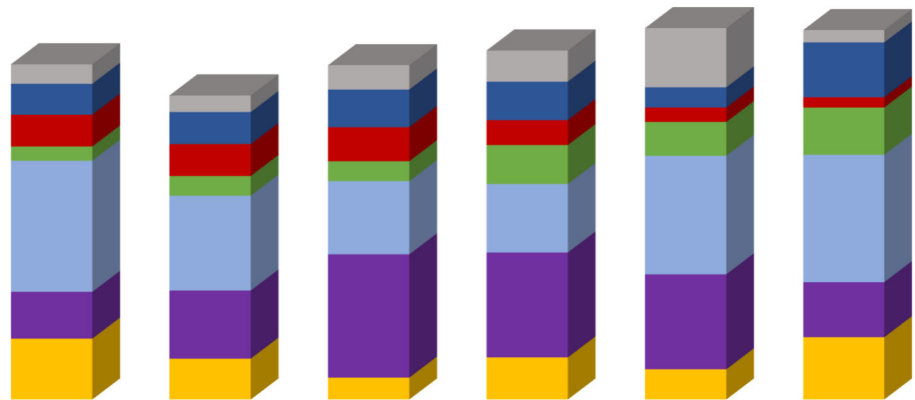
	2018	2019	2020	2021	2022	2023
Loxley	136	115	152	104	105	439
Spanish Fort	99	87	62	20	52	0
Robertsdale	78	72	0	0	104	108
Fairhope	207	538	160	108	386	180
Daphne	224	564	184	280	112	328
Baldwin County	76	0	141	558	330	96

Annual Residential Building Permits Issued		
Baldwin County	<i>Year</i>	<i># Building Permits</i>
	2018	256
	2019	172
	2020	92
	2021	177
	2022	127
	2023	262
Total	1086	
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
Total	2077	
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
Total	2582	
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
Total	732	
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
Total	620	
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
Total	902	
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
Total	686	
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
Total	8685	

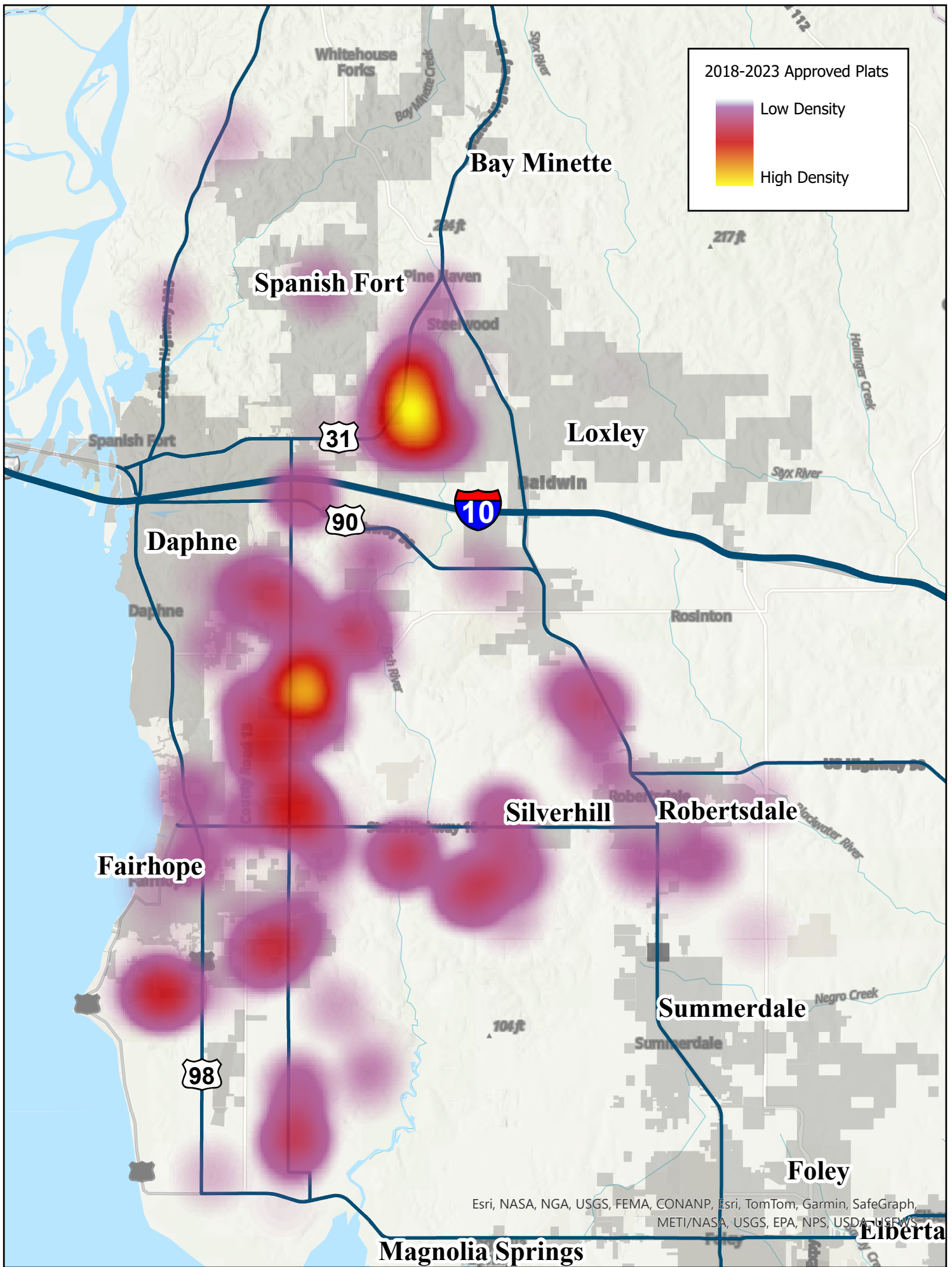


Annual Building Permits Issued by Jurisdiction

■ Baldwin County
 ■ Daphne
 ■ Fairhope
 ■ Robertsdale
 ■ Spanish Fort
 ■ Loxley
 ■ Silverhill



	2018	2019	2020	2021	2022	2023
■ Silverhill	82	70	102	131	249	52
■ Loxley	130	135	159	162	85	231
■ Spanish Fort	134	134	143	105	61	43
■ Robertsdale	60	83	84	164	142	199
■ Fairhope	552	399	308	288	499	536
■ Daphne	197	287	519	442	400	232
■ Baldwin County	256	172	92	177	127	262



2018-2023 Approved Plats

Low Density

High Density

Esri, NASA, NGA, USGS, FEMA, CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS