

Eastern Shore MPO

Planning and Development Data Collection Packet



April 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
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	
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
	The Proper (Multi-Family)	Southeast corner of Nicholas Avenue and Young Street	1.68	10	5.95	March	10	
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	
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

	<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>
Loxley	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	
Silverhill								
Totals							702	645

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	0	0	0	0	0	0	0	0	0	224	86	26
City of Daphne	64	80	90	0	0	0	0	0	0	0	0	0	64	80	90
City of Fairhope	0 10	207 240	28	0	0	0	0	0	0	0	0	0	0 10	207 240	28
City of Robertsdale	182	0	44	0	0	0	0	0	0	0	0	0	182	0	44
City of Spanish Fort	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
City of Loxley	222	32	92	0	0	0	0	0	0	0	0	0	222	32	92
Town of Silverhill	0	0	33 2	0	0	0	0	0	0	0	0	0	0	0	33 2
Totals Per Quarter	702	645	320	0	0	0	0	0	0	0	0	0	702	645	320

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

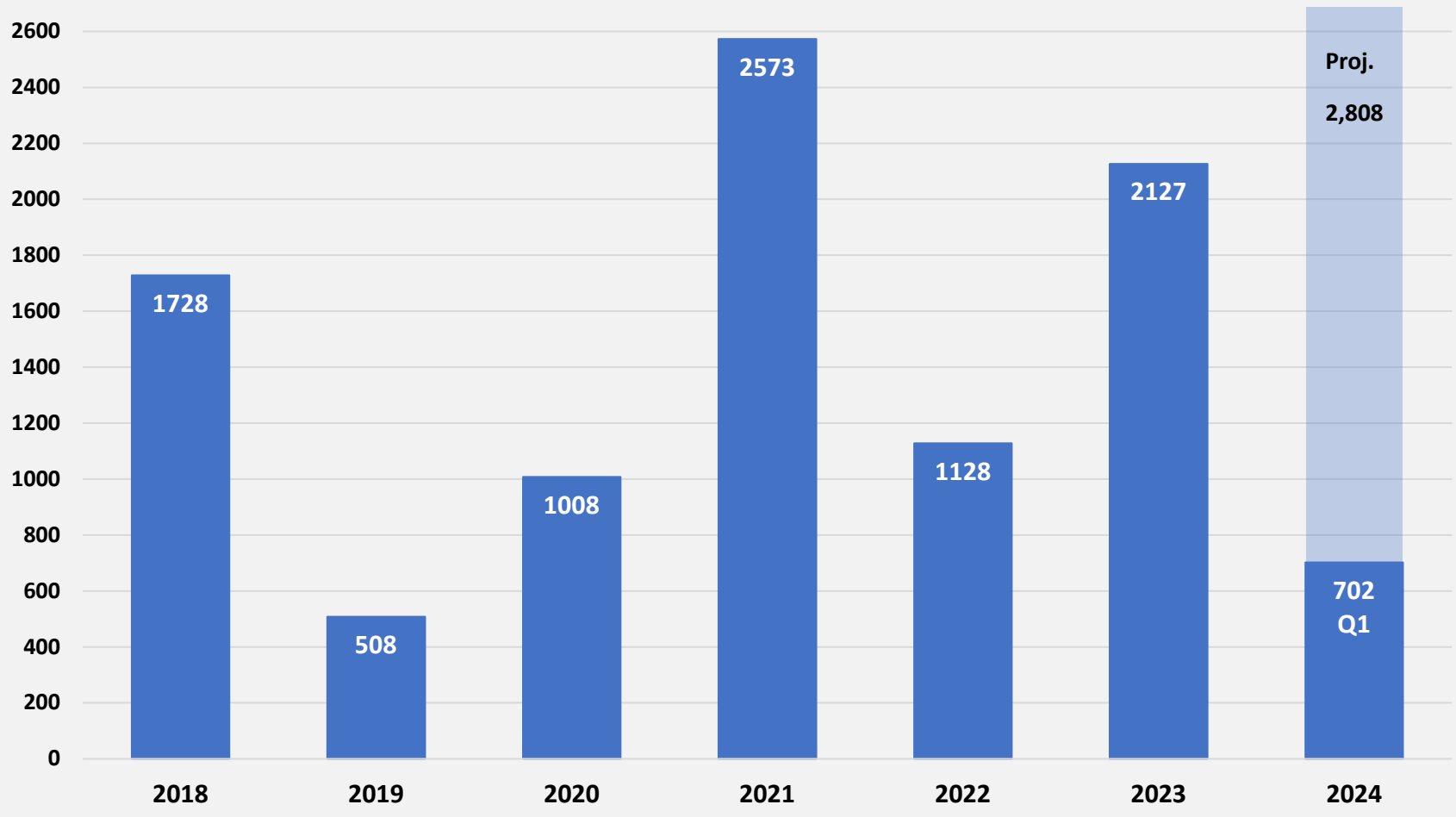
Green numbers are multifamily development captured in # of units

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)	224
Total		2181
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
	2024 (Q1)	64
Total		1986
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
	2024 (Q1)	10
Total		2514
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
	2024 (Q1)	182
Total		640
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
	2024 (Q1)	0
Total		259
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
	2024 (Q1)	222
Total		2194
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
	2024 (Q1)	0
Total		0
MPO Totals	2018	1728
	2019	508
	2020	1008

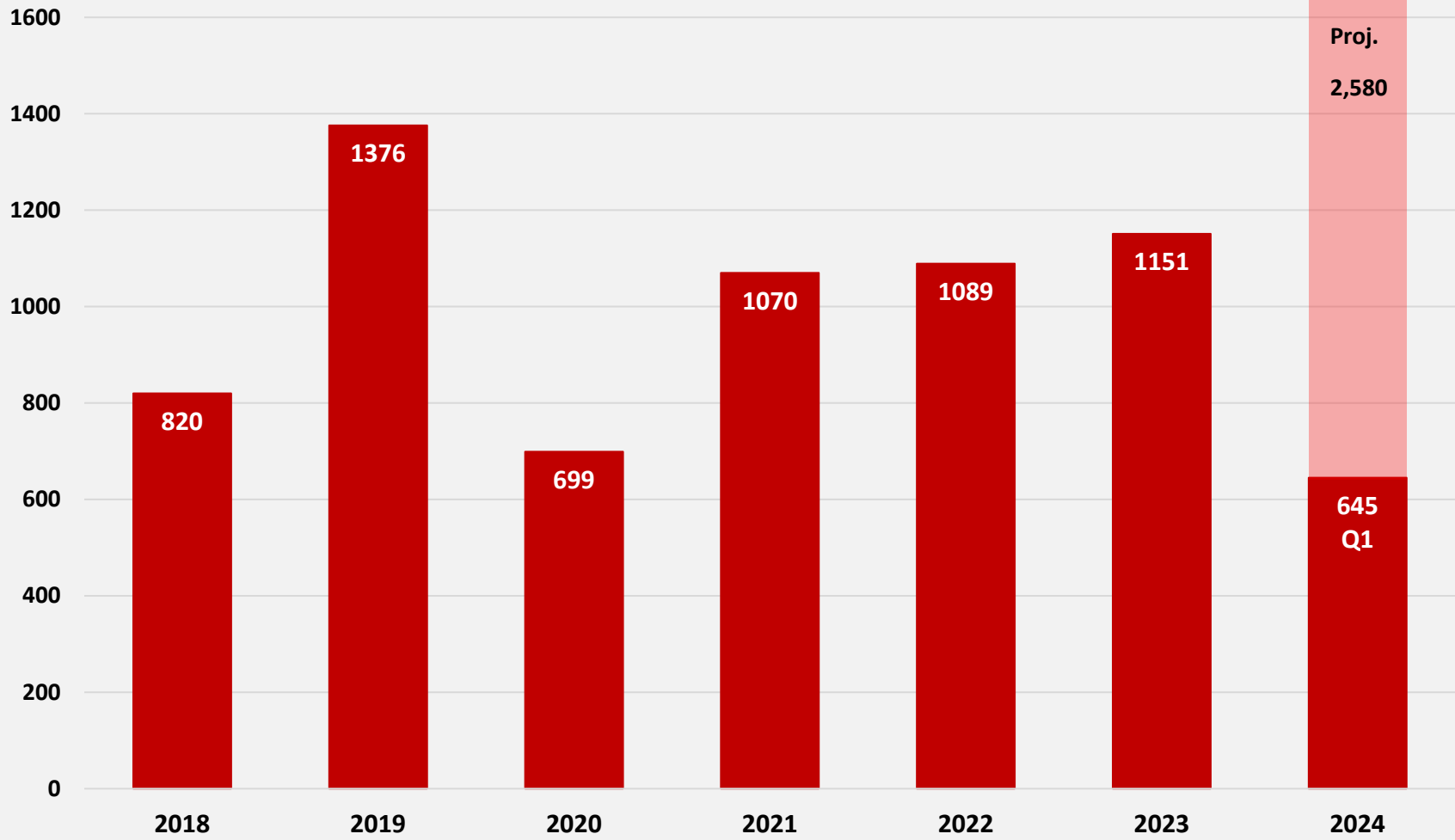
MPO Totals	2021	2573
	2022	1128
	2023	2127
	2024 (Q1)	702
Total		9774

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)	86
Total		1287
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
	2024 (Q1)	80
Total		1772
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
	2024 (Q1)	447
Total		2026
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
	2024 (Q1)	0
Total		362
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
	2024 (Q1)	0
Total		320
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
	2024 (Q1)	32
Total		1083
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
	2024 (Q1)	0
Total		0
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
	2024 (Q1)	645
Total		6850

Annual Final Lots Approved



Annual Residential Building Permits Issued		
	Year	# Building Permits
Baldwin County	2018	256
	2019	172
	2020	92
	2021	177
	2022	127
	2023	262
	2024 (Q1)	26
	Total	
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
	2024 (Q1)	90
	Total	
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
	2024 (Q1)	28
	Total	
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
	2024 (Q1)	44
	Total	
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
	2024 (Q1)	5
	Total	
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
	2024 (Q1)	92
	Total	
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
	2024 (Q1)	35
	Total	
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
	2024 (Q1)	320
	Total	

Annual Building Permits Issued

