

# Eastern Shore MPO

## Planning and Development Data Collection Packet



January 2025

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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 be 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 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, Fairhope	36.02	2	0.06	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
	Prickett Subdivison	West of County Road 13, north of US Highway 98	25	8	0.32	July		8
	Saddlebrook Subdivision	West of Highway 98, south of Wagoner Road, north of County Road 24	339	167	0.49	August	167	
	Avery Cove Subdivisiion	South of County Road 48, west of Baldwin County Beach Express	121	39.55	0.33	September	121	
	Abbey Oaks Subdivision	West of Jimmy Faulkner Road, south of D'Olive Road	81	33	0.41	Septmeber	81	
	Cottonwood Estates	North of Champion Road, west of River Park Road	84	16.04	0.19	September		84
	Pearson Family Division - Resub	Southside of North Boulevard, east of County Road 49	1	8.25	8.25	October		1
	Defilippi - Resub	West side of Friendship Road, south of County Road 64	1	0.818	0.82	October		1
	Blueberry Estates Subdivision	East of Blueberry Lane, south of County Road 48	6	48	8.00	November	6	
	Legacy Hills Subdivision	East of Baldwin Beach Express, north of County Road 38	242	181	0.75	November	242	
Madalyn's Way Subdivision	North of Sedona Drive, west of County Road 54	3	18	6.00	December	3		

	<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>
<b>Baldwin County</b>	Point Clear Tennis Club - Resub	North of Marlow Road, west of Tennis Club Drive	2	1.12	0.56	December	2	
<b>Daphne</b>	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
	Hope Vineyard - Phase 2	East of County 13	44.11	73	1.65	September	73	
	Rowan Oak Parcel Division	Southwest of the intersection of Milton Jones and County Road 13	134	6	0.04	October		6
	The Hamlet at Rowan Oak - Phase 1	Southwest of the intersection of Milton Jones and County Road 13	46.76	118	2.52	October	118	
	Faulkners Place at Rowan Oak - Phase 4	Southwest of the intersection of Milton Jones and County Road 13	10.46	66	6.31	October	66	
	Historic Malbis - Resub Lot 1	Southeast of the intersection of Alabama Highway 181 and Papa George Street	1.93	1	0.52	November		1
<b>Fairhope</b>	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
	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	3	
	Highlands at Fairhope Village Subdivision (Multi-Family)	Southeast corner of State Highway 98 and Parker Road	11.76	85	7.23	June	85	
	The Proper (Multi-Family)	Southwest corner of Nicholas Avenue and Young Street	1.6	10	6.25	July	10	

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Fairhope	Harvest Green East - Phase 1	West side of State Highway 181, across from The Waters Subdivision	55.62	120	2.16	July		120
	Gayfer Place - Phase 2	8611 Gayfer Avenue Extension	4.6	2	0.43	July		2
	A Condominium	East side of Section Street and south of Oswalt Street	0.4	3	7.50	July		3
	Hill Top - Lot 29	18655 Section Street	1.13	3	2.65	August		3
	Montrose Preserve - Phase 1	West side of Greeno Road and south of Sibly Street	8.94	3	0.34	August		3
	Overland Subdivision - Phase 2	Southeast corner of the intersection of County Road 48 and River Mill Drive	12.48	29	2.32	August		29
	Rockwell Place (Multi-Family)	East side of State Highway 181, south of the Harvest Green East Subdivision	20.91	252	12.05	November		252
	Magnolia Beach Estates	104 Laurel Avenue	2.4	2	0.83	December		2
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
	Alexander Park - Phase 2	West of State Highway 59, north of County Road 48	3.53	13	3.68	August	13	
	Avery Park	West of State Highway 59, south of Thompson Road	39	67	1.72	August	67	
	Amberly - Phase 3	East of Adam Drive, north of County Road 48	16.99	63	3.71	September	63	
	Amberly - Phase 4	East of Adam Drive, north of County Road 48	14.48	65	4.49	September	65	
	Amberly - Phase 5	East of Adam Drive, north of County Road 48	10.114	48	4.75	October	48	
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	

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Loxley	Haddon Lakes - Phase 2	East of US 31, southwest of Stroh Road	38.51	23	0.60	March	23	
	Azalea Gardens	South of County Road 68, east of Northgate Drive	36.36	2	0.06	May		2
	Haddon Lakes - Phase 1	East of US 31, southwest of Stroh Road	17.04	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	
	Azalea Gardens 2	South of County Road 68, east of Northgate Drive	7.8	73	9.36	August	73	
	Haddon Lakes - Phase 6	East of US 31, southwest of Stroh Road	18.6	36	1.94	August	36	
	Haddon Lakes - Phase 7	East of US 31, southwest of Stroh Road	23.06	39	1.69	August	39	
	Haddon Lakes - Phase 8	East of US 31, southwest of Stroh Road	35.77	52	1.45	August	52	
	Haddon Lakes - Phase 9	East of US 31, southwest of Stroh Road	19.46	60	3.08	August	60	
	Haddon Lakes - Phase 10	East of US 31, southwest of Stroh Road	42.32	86	2.03	August	86	
	Haddon Lakes - Phase 3	East of US 31, southwest of Stroh Road	14.24	21	1.47	October	21	
	Haddon Lakes - Phase 4	East of US 31, southwest of Stroh Road	24.09	42	1.74	October	42	
	Haddon Lakes - Phase 5	East of US 31, southwest of Stroh Road	35.52	55	1.55	October	55	
	Franklin's Placet at Independence - Phase 2 (Multi-Family)	Northside of Jenkins Pit Road	4.26	50	11.74	October		50
Totals							2736	1635

## Baldwin County Approved Family Subs 2024

	<i>Location</i>	<i>Month Approved</i>	<i># Lots</i>
Quarter 1	14351 State Highway 181, Fairhope	January	2
	16060 Bull Pen Road, Stapleton	January	3
	15790 Barlow Road, Loxley	February	3
	20240 East Boulevard, Silverhill	February	2
	17771 County Road 55, Summerdale	February	2
	7709 Hope Lane, Fairhope	February	3
	21301 US Highway 90, Robertsdale	March	2
	19245 Wilson Lane, Fairhope	March	5
	20858 Pitman Lane, Fairhope	March	2
	16851 County Road 54, Silverhill	March	2
	27697 County Road 66 North, Loxley	March	2
	15790 Barlow Road, Loxley	March	2
	21708 Lawrence Road, Fairhope	March	2
	<b>Totals</b>		
Quarter 2	25575 Austin Road, Daphne	April	2
	27873 WH Thompson Farm Road, Loxley	April	3
	13725 Greeno Road, Fairhope	April	2
	32159 Buzbee Road, Spanish Fort	April	2
	16158 Grace Lake Drive, Fairhope	April	2
	7310 County Road 24, Fairhope	June	2
	19827 Bohemian Hall Road, Silverhill	June	2
	<b>Totals</b>		
Quarter 3	20582 Rachel Myers Lane, Fairhope	July	2
	23291 Dixon Lane, Loxley	July	2
	11500 Brenda Road, Fairhope	July	2
	18265 Section Street, Fairhope	July	3
	North of Highway 31, Spanish Fort	July	6
	21221 County Road 55	August	3



	<i>Location</i>	<i>Month Approved</i>	<i># Lots</i>
Quarter 3	20861 Lawrence Road, Fairhope	August	3
	23651 Flowers Road, Robertsdale	Septmeber	2
	Bermuda Lane, Daphne	September	8
	22530 County Road 49, Silverhill	September	2
<b>Totals</b>			<b>33</b>
Quarter 4	23911 County Road 71, Robertsdale	October	8
	9833 Wilson Road, Loxley	October	2
	18755 Polecat Creek Trail, Summerdale	November	2
	35078 Ogden Avenue, Stapleton	November	3
	27042 Pursely Road, Loxley	November	2
	16947 Scenic Highway 98, Fairhope	November	2
	13196 Bethel Road, Silverhill	December	2
<b>Totals</b>			<b>21</b>
<b>Overall Total</b>			<b>101</b>

# 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	369	92	50 2	253	2	83	925	188	266 2
City of Daphne	64	80	90	0	156	121	73	0	91	184	7	40	321	243	342
City of Fairhope	0	207 240	28	88	128	35	0 10	160 252	37	0	2	62	88 10	497 492	162
City of Robertsdale	182	0	44	157	131	23 8	208	0	13	48	0	24	595	131	104 8
City of Spanish Fort	0	0	5	0	0	3	0	0	32	0	0	25	0	0	65
City of Loxley	220	32	92	113	2	195	346	0	71	118	0 50	36	797	34 50	394
Town of Silverhill	0	0	33 2	0	0	50	0	0	71	0	0	83	0	0	237 2
<b>Totals Per Quarter</b>	<b>690</b>	<b>645</b>	<b>320</b>	<b>437</b>	<b>425</b>	<b>542</b>	<b>1006</b>	<b>504</b>	<b>367</b>	<b>603</b>	<b>61</b>	<b>353</b>	<b>2736</b>	<b>1635</b>	<b>1582</b>

Green numbers are multifamily development captured in # of units

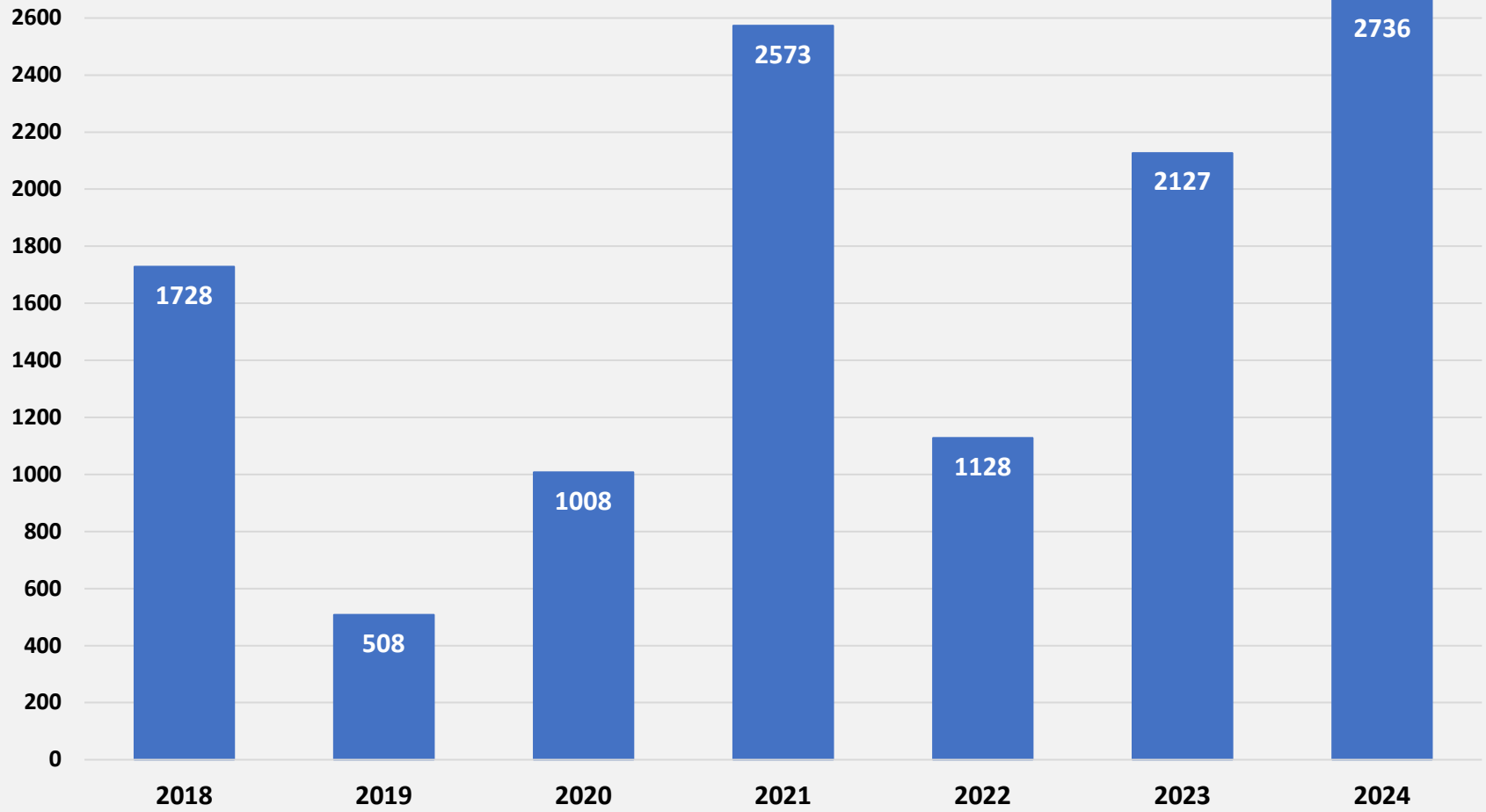
# 2023 Quarterly Development

	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

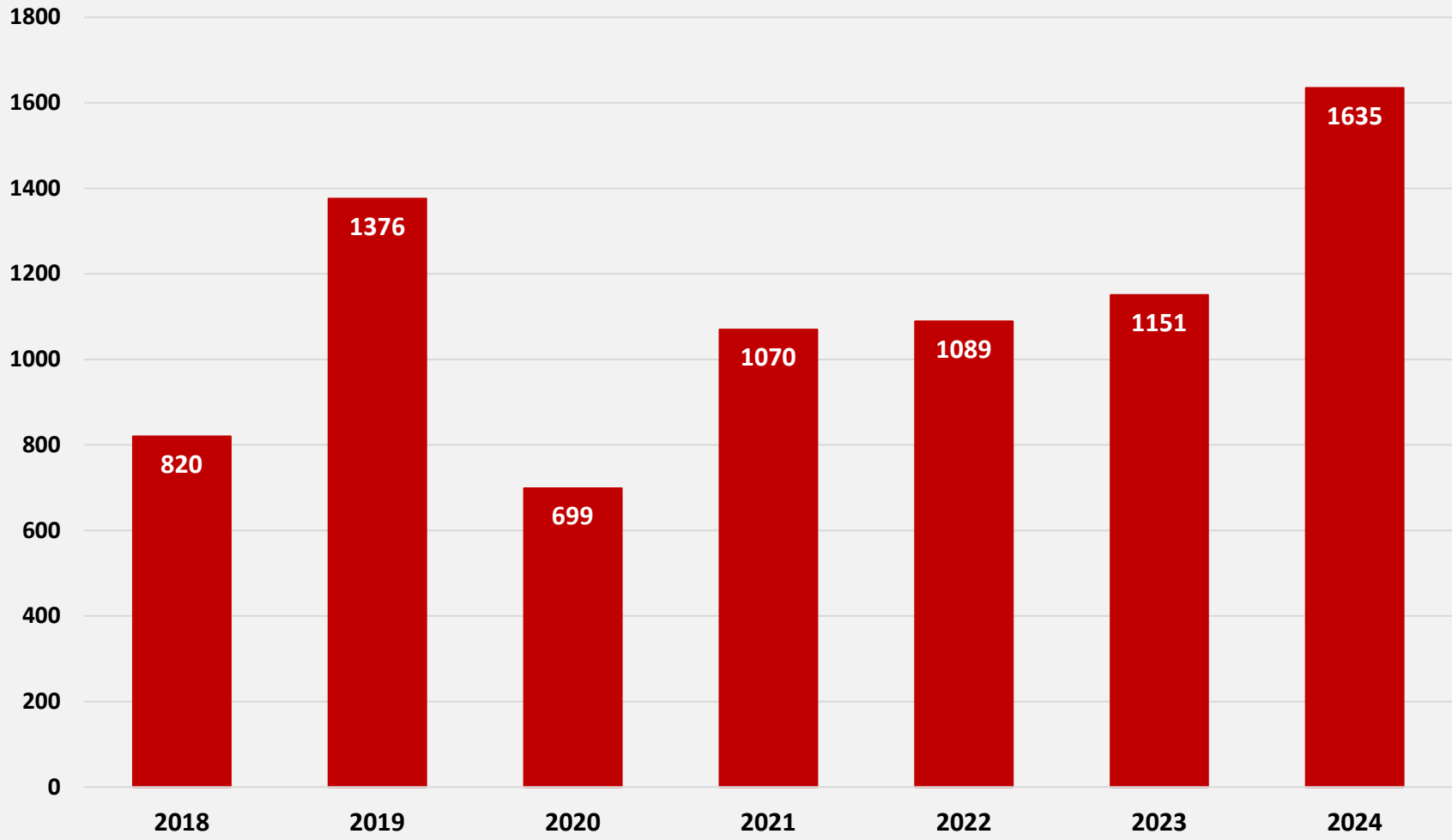
Annual Preliminary Lots Approved		
	<i>Year</i>	<i>Preliminary # Lots</i>
Baldwin County	2018	461
	2019	23
	2020	111
	2021	147
	2022	268
	2023	947
	2024	925
<b>Total</b>		<b>2882</b>
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
2024	321	
<b>Total</b>		<b>2243</b>
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
	2024	98
<b>Total</b>		<b>2602</b>
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
2024	595	
<b>Total</b>		<b>1053</b>
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
2024	0	
<b>Total</b>		<b>259</b>
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
2024	797	
<b>Total</b>		<b>2769</b>
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
2024	0	
<b>Total</b>		<b>0</b>
MPO Totals	2018	1728
	2019	508
	2020	1008
	2021	2573
	2022	1128
	2023	2127
2024	2376	
<b>Total</b>		<b>11448</b>

### Annual Preliminary Lots Approved



Annual Final Lots Approved		
	<i>Year</i>	<i>Final # Lots</i>
Baldwin County	2018	76
	2019	0
	2020	141
	2021	558
	2022	330
	2023	96
	2024	188
<b>Total</b>		<b>1389</b>
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
	2024	243
<b>Total</b>		<b>1935</b>
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
	2024	989
<b>Total</b>		<b>2568</b>
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
	2024	131
<b>Total</b>		<b>493</b>
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
	2024	0
<b>Total</b>		<b>320</b>
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
	2024	84
<b>Total</b>		<b>1135</b>
Silverhill	2018	0
	2019	0
	2020	0
	2021	0
	2022	0
	2023	0
	2024	0
<b>Total</b>		<b>0</b>
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
	2024	1635
<b>Total</b>		<b>7840</b>

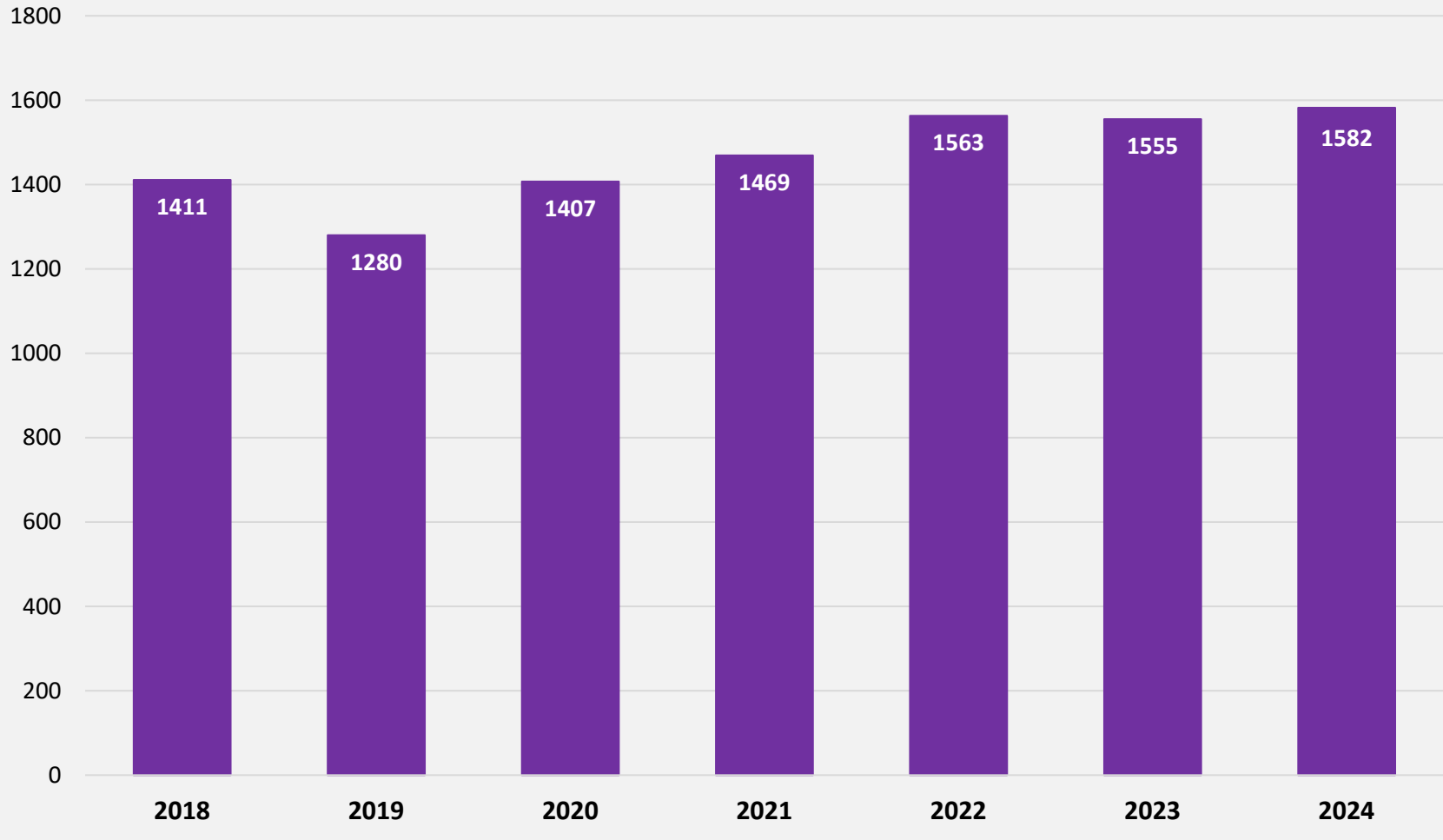
### Annual Final Lots Approved






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	268
<b>Total</b>		<b>1354</b>
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
	2024	342
<b>Total</b>		<b>2419</b>
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
	2024	162
<b>Total</b>		<b>2744</b>
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
	2024	112
<b>Total</b>		<b>844</b>
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
	2024	65
<b>Total</b>		<b>685</b>
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
	2024	394
<b>Total</b>		<b>1296</b>
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
	2024	239
<b>Total</b>		<b>925</b>
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
	2024	1582
<b>Total</b>		<b>10267</b>



### Annual Building Permits Issued



### 2018-2024 Approved Plats

-  Low Density
-  High Density
-  MPO Planning Area

