

Eastern Shore MPO

Planning and Development Data Collection Packet



April 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
2025

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plats - # Lots/Units	Final Plats - # Lots/Units
Baldwin County	Replat of Lot 1 - Gurthrie Estates	Northeast corner of the intersection of County Road 32 and County Road 13	29.05	2	0.07	February		2
	Cottages on 31. (Multi-Family)	West of US Highway 31, north of Redmond Lane	6.65	29	4.36	February		29
	Southtown - Phase 2	South of County Road 48, west of State Highway 59	80.68	193	0.18	February	193	
	Park View Phase - Phase 2	North of Camelia Road, west of Astoria Lane Doo	13.75	55	4.00	February		55
	The Cottages at Irongate - Phase 4	Northeast of the intersection of Austin Road and Alabama Highway 181	26.35	56	2.13	January	56	
Daphne	Oak Grove Estates - Phase 1 and Resub of Lot 1	East side of Pollard Road, north of Creekside Subdivision	22.32	8	0.36	January		8
	The Reserve at Daphne - Phase 4	North of the intersection of Montelucia and Evensong Drive	42.43	82	1.93	February	82	
	The Reserve at Daphne - Phase 5	North of the intersection of Montelucia and Evensong Drive	33.18	66	1.99	February	66	
	Schiefflin Estates	Northeast of the intersection of Main Street and Schiefflin Lane	2.32	4	1.72	March	4	
	The Hamlet at Rowan Oak - Phase 2	Southwest of the intersection of Milton Jones and County Road 13	28.17	85	3.02	March	85	
	The Hamlet at Rowan Oak - Phase 3	Southwest of the intersection of Milton Jones and County Road 13	9.48	46	4.85	March	46	
	Faulkner's Place at Rowan Oak - Phase 5	Southwest of the intersection of Milton Jones and County Road 13	5.88	66	11.22	March	66	
Fairhope	Woodrow Sundivision	East of Section Street, between Twin Beech Road and Brodbeck Lane	17.75	21	1.18	February	21	
	Battles Trace - Phase 9	North side of Battles Road, on the east and west sides of Colony Drive	22.4	81	3.62	March	81	
	Blackwater Ridge - Phase 1	West of Baldwin Beach Express, north of Wilters Street	33.04	75	2.27	January		75
Robertsdale	Fountain Place	West of Fountain Stree, north of Huguen Street	2.055	5	2.43	March		5
	Pepper Subdivision	18376 Bewton Lane	0.55	2	3.64	March		2
	Camden Place	West of US 90, south of Lennar at Lakeland	54.41	193	3.55	January	193	
Loxley	Bitmore at Stonebridge - Phase 2	East of US 31, north of Bedrock Boulevard	16.98	14	0.82	January		14
	Bitmore at Stonebridge - Phase 3	East of US 31, north of Bedrock Boulevard	15.55	46	2.96	January		46
	Roan's Creek Subdivision	East of Highway 59, south of Oak Lane	12.69	48	3.78	February	48	
Totals							941	236

Baldwin County Approved Family Subs 2025

	<i>Location</i>	<i>Month Approved</i>	<i># Lots</i>
Quarter 1	0 Faircloth Rd, Roberstdale	February	2
	31170 Coleman Ln, Spanish Fort	February	3
	23040 Forland Rd, Silverhill	February	2
	6191 Coleman Trail, Fairhope	February	3
	36855 State Hwy 225, Bay Minette	March	2
	7447 US Hwy 98, Fairhope	March	2
	25405 County Rd 65, Loxley	March	2
	14640 Woodhaven Dairy Rd E, Summerdale	March	2
Totals			18

2025 Quarterly Development						
	1st Quarter			Totals Per Member Government		
	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit
Baldwin County	193	57 29	82	193	57 29	82
City of Daphne	405	8	35	405	8	35
City of Fairhope	102	0	66	102	0	66
City of Robertsdale	0	82	2	0	82	2
City of Spanish Fort	0	0	13	0	0	13
City of Loxley	241	60	5	241	60	5
Town of Silverhill	0	0	27	0	0	27
Totals Per Quarter	941	236	230	941	236	230

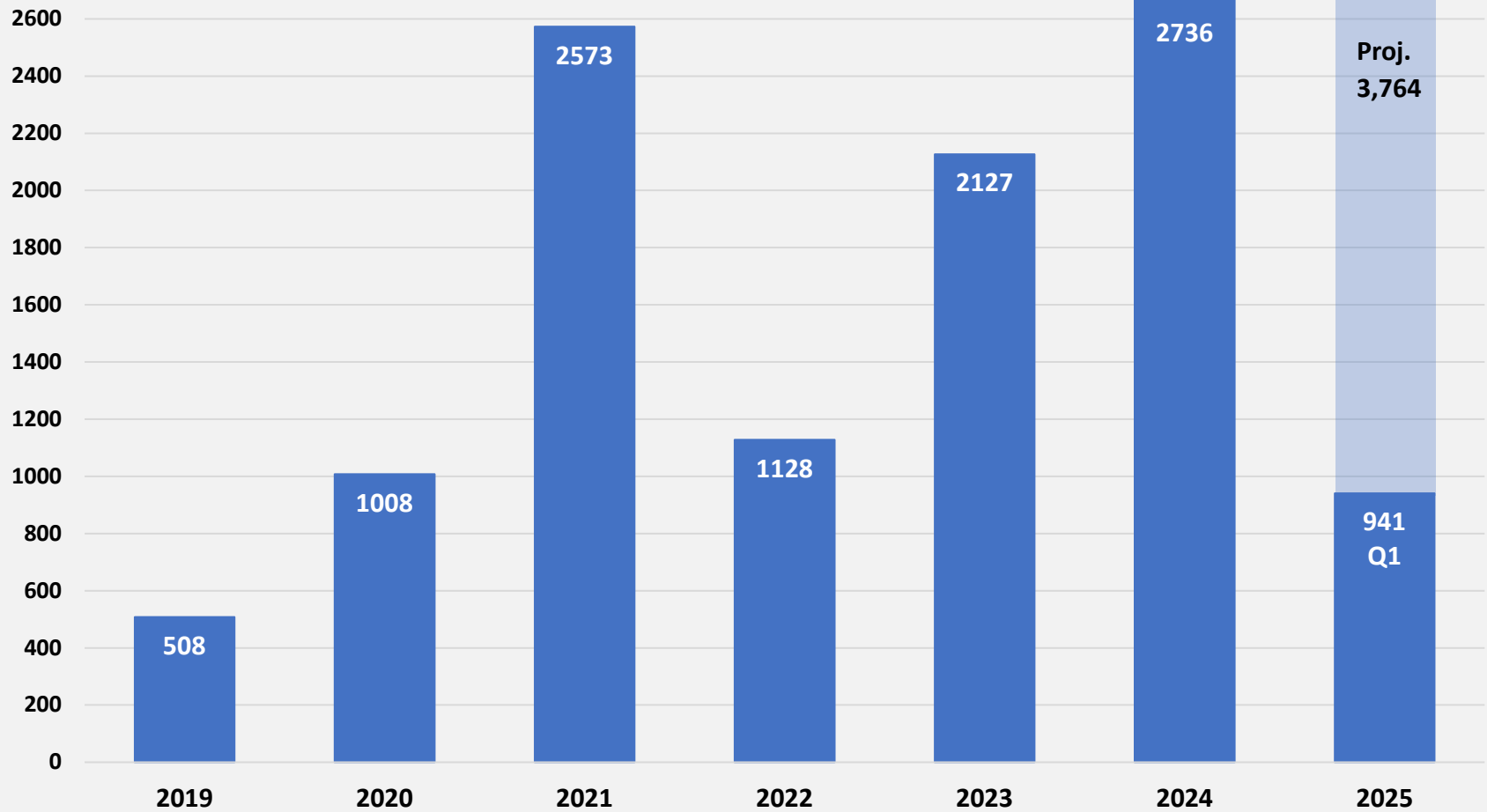
Green numbers are multifamily development captured in # of units

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
Totals Per Quarter	690	645	320	437	425	542	1006	504	367	603	61	353	2736	1635	1582

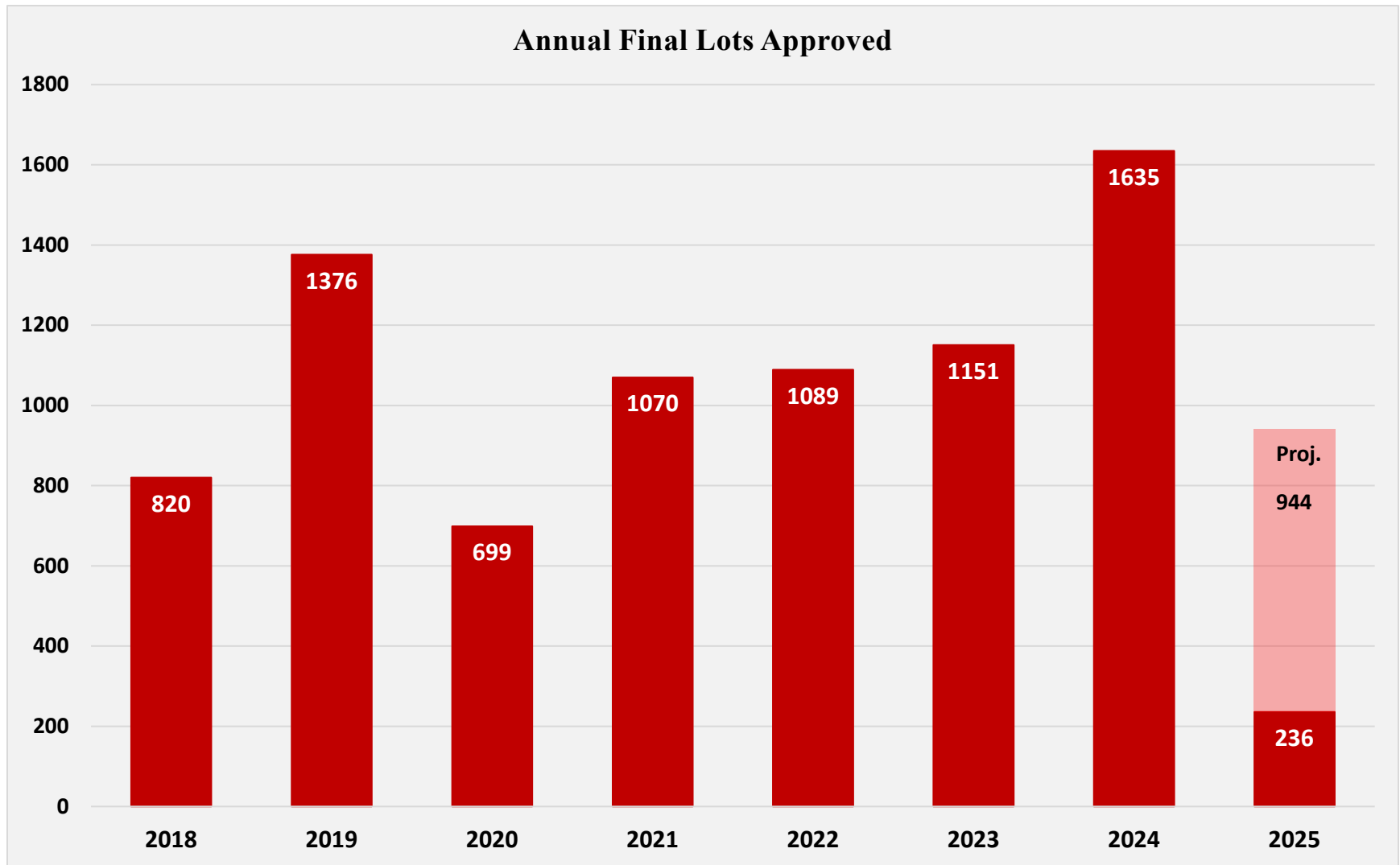
Green numbers are multifamily development captured in # of units

Annual Preliminary Lots Approved		
Baldwin County	<i>Year</i>	<i>Preliminary # Lots</i>
	2018	461
	2019	23
	2020	111
	2021	147
	2022	268
	2023	947
	2024	925
	2025 (Q1)	193
Total		3075
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
	2024	321
	2025 (Q1)	405
Total		2648
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
	2024	98
	2025 (Q1)	102
Total		2704
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
	2024	595
	2025 (Q1)	0
Total		1053
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
	2024	0
	2025 (Q1)	0
Total		259
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
	2024	797
	2025 (Q1)	241
Total		3010
MPO Totals	2018	1728
	2019	508
	2020	1008
	2021	2573
	2022	1128
	2023	2127
	2024	2376
	2025 (Q1)	941
Total		12389

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
	2025 (Q1)	86
Total		1475
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
	2024	243
	2025 (Q1)	8
Total		1943
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
	2024	989
	2025 (Q1)	0
Total		2568
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
	2024	131
	2025 (Q1)	82
Total		575
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
	2024	0
	2025 (Q1)	0
Total		320
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
	2024	84
	2025 (Q1)	60
Total		1195
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
	2024	1635
	2025 (Q1)	236
Total		8076



Annual Residential Building Permits Issued		
	Year	# Building Permits
Baldwin County	2018	256
	2019	172
	2020	92
	2021	177
	2022	127
	2023	262
	2024	268
	2025 (Q1)	82
Total		1436
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
	2024	342
	2025 (Q1)	35
Total		2454
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
	2024	162
	2025 (Q1)	66
Total		2810
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
	2024	112
	2025 (Q1)	2
Total		846
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
	2024	65
	2025 (Q1)	13
Total		698
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
	2024	394
	2025 (Q1)	5
Total		1301
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
	2024	239
	2025 (Q1)	27
Total		952
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
	2024	1582
	2025 (Q1)	230
Total		10497

