

Eastern Shore MPO

Planning and Development Data Collection Packet



January 2026

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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
	Barnwell Subdivision	South of Hwy 98 and east of Greeno Road	22.28	5	0.22	May	5	
	Wellsbury Subdivision	South of County Road 32 abd west of State Highway 181	2.43	98	40.33	May	98	
	Firefly Commons	9520 Firefly Court	1.98	12	6.06	May		12
	Madalyn's Way, A Resub of Lot 1C of J Cattle Subdivision	West of County Road 54, north of Sedona Drive	18.73	3	0.16	May		3
	Elizabeth Gardens	14202 COUNTY RD 48 SILVERHILL AL	93.38	260	2.78	May		260
	Burmeister Subdivision	North side of County Road 34 west of County Road 13	6.4	2	0.31	June	2	
	Serenity Acres Subdivision	Southwest of County Road 49, southeast of Gabriella Lane	4	21.24	5.31	August	4	
	Estates on 31	West of US Hwy 31	5	3.65	0.73	August	5	
	Southbend Village - Phase 1	East of Sate Route 181, north of Grove Drive	24.57	66	2.69	August		66
	Silver Springs - Phase 1	North of State Route 104, west of County Road 49	39.92	105	2.63	September		105
	Summer Grove South Subdivision	North of Larry Street Road, and west of County Road 54	36.7	6	0.16	November	6	
	Avery Cove	South of County Road 48, East of Adams Drive	40	121	3.03	October		121
	The Cottages at Irongate - Phase 4	Northeast of the intersection of Austin Road and Alabama Highway 181	26.35	56	2.13	January	56	
	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	
Daphne	Schiefflin Estates	Northeast of the intersection of Main Street and Schiefflin Lane	2.32	4	1.72	March	4	

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plots - # Lots/Units	Final Plots - # Lots/Units
Daphne	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	
	Rowan Oak Division on Friendship	Southeast of the intersection of Friendship Road and Glover Lane	13.6	2	0.15	April		2
	Stanton Highway 98	Northeast of U.S Highway 98 and Stanton Road	4.01	2	0.50	April		2
	The Reserve at Daphne - Phase 6	North of the intersection of Montelucia and Evensong Drive	26.18	73	2.79	April	73	
	The Enclave at Ironegate - Phase 1	Northeast of the intersection of Austin Road and Alabama Highway 181	28.7	55	1.92	May	55	
	The Enclave at Ironegate - Phase 2	Northeast of the intersection of Austin Road and Alabama Highway 181	32.97	83	2.52	May	83	
	Patch Place - Phase 1	Northeast of the intersection of Parker Lane and County Road 13	4.35	8	1.84	May		8
	Patch Place - Phase 2	Northeast of the intersection of Parker Lane and County Road 13	15.79	56	3.55	July		56
	Belterra - Phase 1	East of Well Road and County Road 13	38	89	2.34	November	89	
	Belterra- Phase 2	East of Well Road and County Road 13	11.9	34	2.86	November	34	
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	
	Harvest Green East - Phase 2	East of State Highway 181, across from the Waters Subdivision	54.64	108	1.98	May		108
	Magnolia Beach Estates	104 Laurel Avenue	2.4	2	0.83	July		2
	Ashford Court Subdivision	0 Gayfer Road Extension	5.2	9	1.73	September	9	
	Harvest Green West - Phase 2	West side of State Hwy 181 near The Waters Subdivision	41.65	72	1.73	December		72
	Dresden Woods	Northeast corner of Bishop Road and Gayfer Road Extension	4.62	4	0.87	December	4	
Robertsdale	Blackwater Ridge - Phase 1	West of Baldwin Beach Express, north of Wilters Street	33.04	75	2.27	January		75
	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

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plots - # Lots/Units	Final Plots - # Lots/Units
Robertsdale	Alexander Park Subdivision - Phase 2	West of State Highway 59, north of County Road 48	3.53	13	3.68	May		13
	Palmer Farms	South of W Richmond Street, west of Palmer Street	19.14	18	0.94	May		18
	Amberley - Phase 2	East of Adam Drive, north of County Road 48	15.72	63	4.01	June		63
Spanish Fort	Churchill - Phase 5	Northwest of US 31, east of Austin Lane		55	#DIV/0!	March		58
	Brentwood - Phase 4	Southeast of US 31, south of Stroh Road		17		April		17
Loxley	Camden Place	West of US 90, south of Lennar at Lakeland	54.41	193	3.55	January	193	
	Biltmore at Stonebridge - Phase 2	East of US 31, north of Bedrock Boulevard	16.98	14	0.82	January		14
	Biltmore 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	
	Lakeland Subdivision - Phase 12-13	South of Regal Lane, east of Raynagua Blvd	36.45	83	2.28	April		83
	Royal Meadows - Phase 1	South of US Hwy 90, west of Greenwood Cemetery Lane	25.33	40	1.58	May		40
	Royal Meadows - Phase 2	South of US Hwy 90, west of Greenwood Cemetery Lane	14.14	39	2.76	May		39
	Biltmore at Stonebridge - Phase 5	East of US 31, north of Bedrock Boulevard	23.34	52	2.23	May		52
	Swinson Subdivision	West of Hwy 59 and Rawls Road Intersection	3.94	2	0.51	July		2
	Roans Creek - Phase 1	North of the intersection of Truck Trail 17 and County Road 49	38.1	100	2.62	August		100
	Roans Creek - Phase 2	North of the intersection of Truck Trail 17 and County Road 49	41.37	71	1.72	August	71	
	Revere at Independence - Phase 3	North of Revere Drive and east of Hwy 31	24.44	72	2.95	August	72	
	Revere at Independence - Phase 4	North of Revere Drive and east of Hwy 31	14.67	80	5.45	August	80	
	Biltmore at Stonebridge - Phase 6	East of US 31, north of Bedrock Boulevard	9.87	47	4.76	October		47
	Acorn Subdivision	East of State Highway 59, southeast of Oak Lane	4.32	2	0.46	December		2
Totals	Rolling Cotton Estates	South of County Road 66, north of County Road 64	18.21	2	0.11	December		2
							1631	1589

2025 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	193	57 29	82	105	275	63	9	171	52 2	6	121	66	313	624 29	263 2
City of Daphne	405	8	35	211	12	43	0	56	44	123	0	32	739	76	154
City of Fairhope	102	0	66	0	108	77	9	2	50	4	72	29	115	182	222
City of Robertsdale	0	82	2	0	94	63	0	0	14	0	0	16	0	176	95
City of Spanish Fort	0	58	13	0	17	16	0	0	18	0	0	4	0	75	51
City of Loxley	241	60	5	0	214	5	223	102	44	0	51	55	464	427	109
Town of Silverhill	0	0	27	0	0	17	0	0	16	0	0	22	0	0	82
Totals Per Quarter	941	294	230	316	720	284	241	331	240	133	244	224	1631	1589	978

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

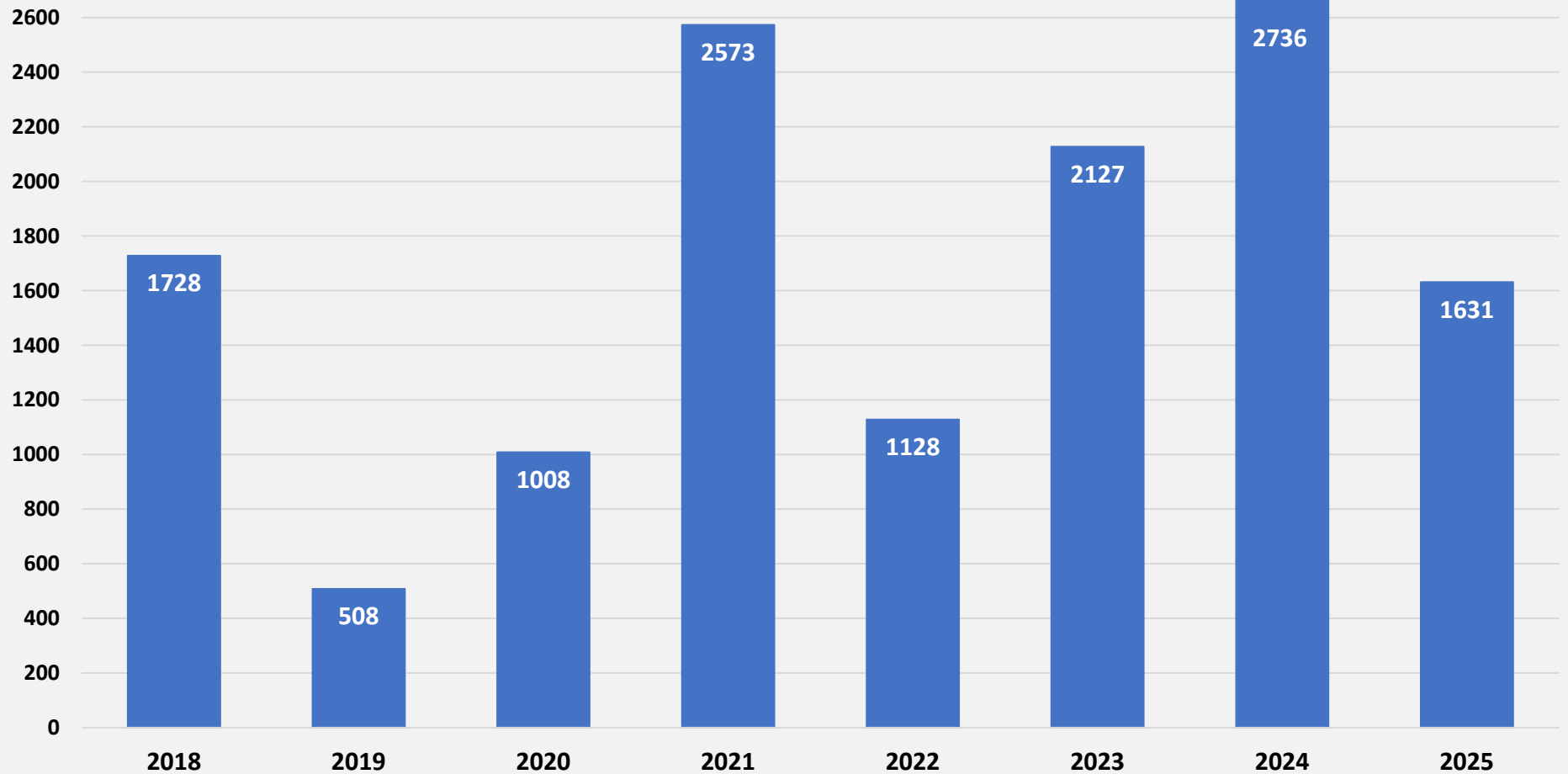
Green numbers are multifamily development captured in # of units

**Baldwin County
Approved Family Subs 2025**

	<i>Location</i>	<i>Month Approved</i>	<i># Lots</i>
Quarter 1	0 Faircloth Rd, Robertsdale	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
	14639 Woodhaven Dairy Rd E, Summerdale	March	2
Totals			18
Quarter 2	19859 County Road 9, Silverhill	April	4
	31330 Buzbee Rd, Fairhope	April	2
	13512 A County Road 3, Fairhope	May	2
	11175 County Road 54, Daphne	May	4
	Marions Lane, Fairhope	May	2
	21021 Rachel Myers Lane	May	2
	7280 Yenne Lane, Fairhope	May	2
	20800 County Rd 62 N, Robertsdale	May	2
	20495 East Blvd, Silverhill	May	2
	19170 Rada Rd, Silverhill	June	2
	19261 County Road 33, Fairhope	June	3
	21098 County Road 55, Silverhill	June	2
	13725 Greeno Road, Fairhope	June	2
	21581 Sanca Lane, Silverhill	June	2
Totals			33
Quarter 3	27864 COUNTY RD 65, Loxley	July	5
	23764 OAKLEIGH DR - Loxley	August	3
	17380 HARRY JONES RD - Summerdale	August	2
	16437 -A COUNTY RD 54 - Silverhill	August	2
	14537 COUNTY RD 28 - Summerdale	August	2
	25630 NEWMAN RD - Daphne	September	2
	15160 STATE HWY 104 - Silverhill	September	2
	8850 KNIGHT LN - Daphne	September	3
Totals			21
Quarter 4	20385 County RD 48 S - Robertsdale	October	3
	17741 - A County Road 55 - Summerdale	October	6
	22249 LONE STAR LN - Robertsdale	November	2
	Vaughn RD - Summerdale	December	3
	8356 -A GAYFER RD EXT - Fairhope	December	2
Totals			16
Overall Total			88

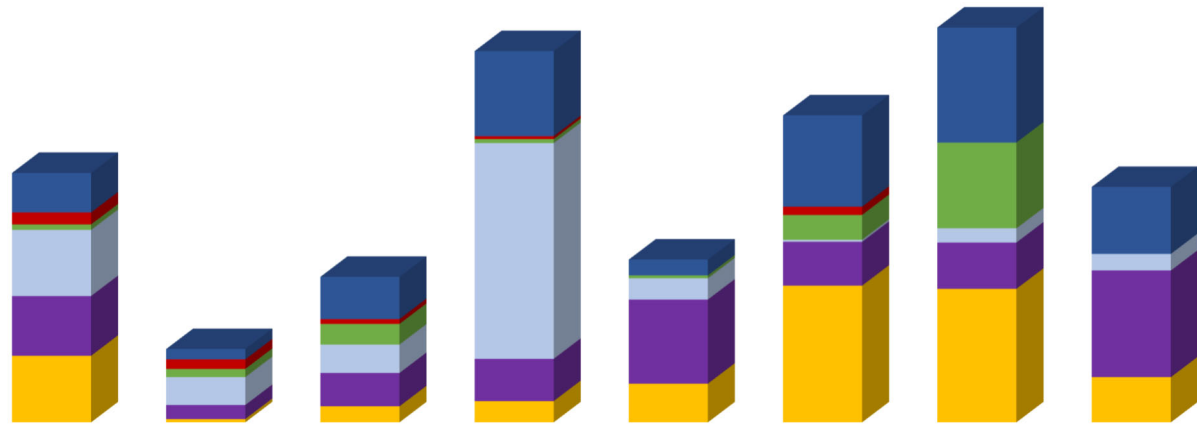
Annual Preliminary Lots Approved		
Baldwin County	<i>Year</i>	<i>Preliminary # Lots</i>
	2018	461
	2019	23
	2020	111
	2021	147
	2022	268
	2023	947
	2024	925
	2025	313
Total		3195
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
	2024	321
	2025	739
Total		2982
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
	2024	98
	2025	115
Total		2717
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
	2024	595
	2025	0
Total		1053
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
	2024	0
	2025	0
Total		259
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
	2024	797
	2025	464
Total		3233
MPO Totals	2018	1728
	2019	508
	2020	1008
	2021	2573
	2022	1128
	2023	2127
	2024	2736
	2025	1631
Total		13439

Annual Preliminary Lots Approved



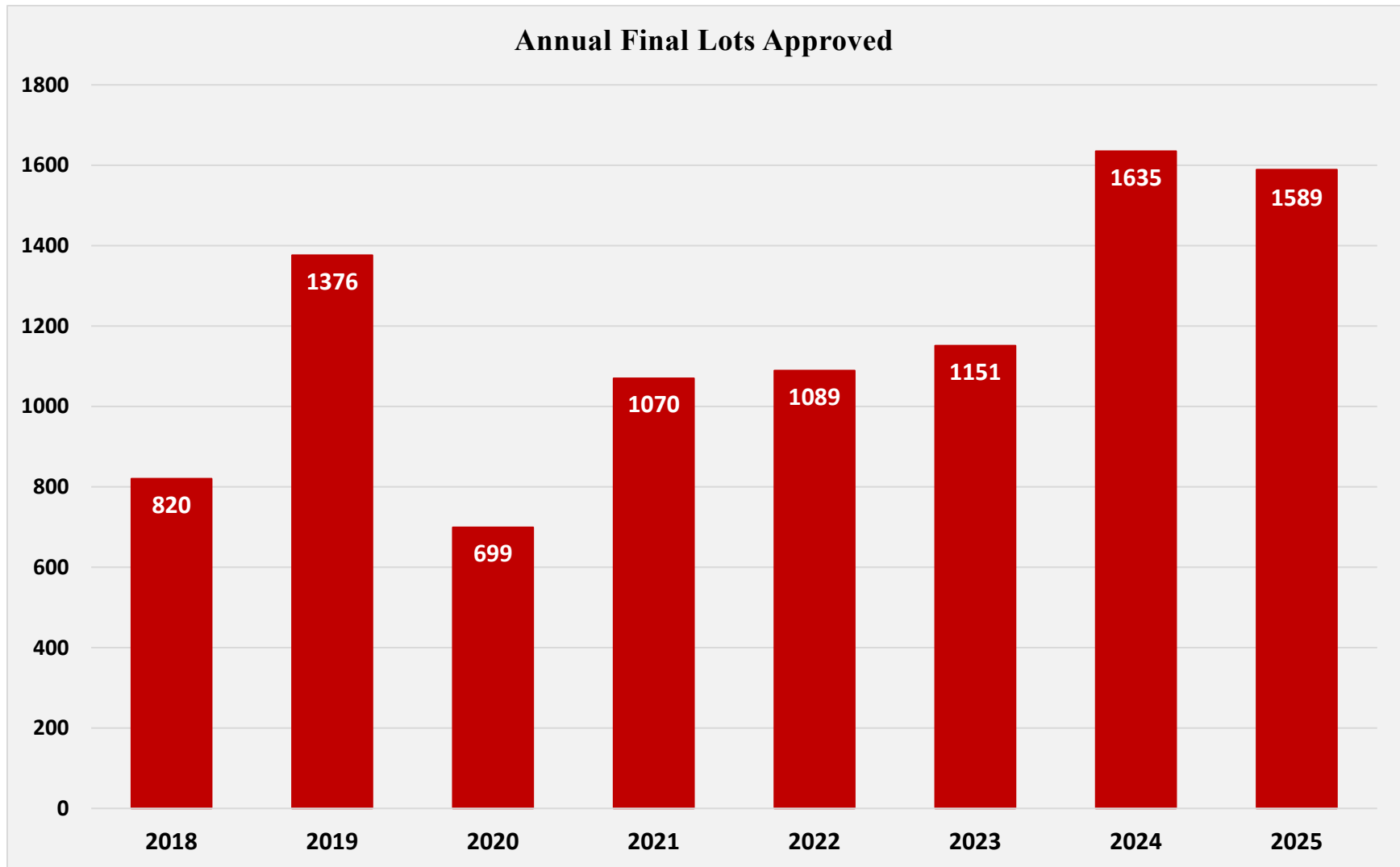
Annual Preliminary Lots Approved by Jurisdiction

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



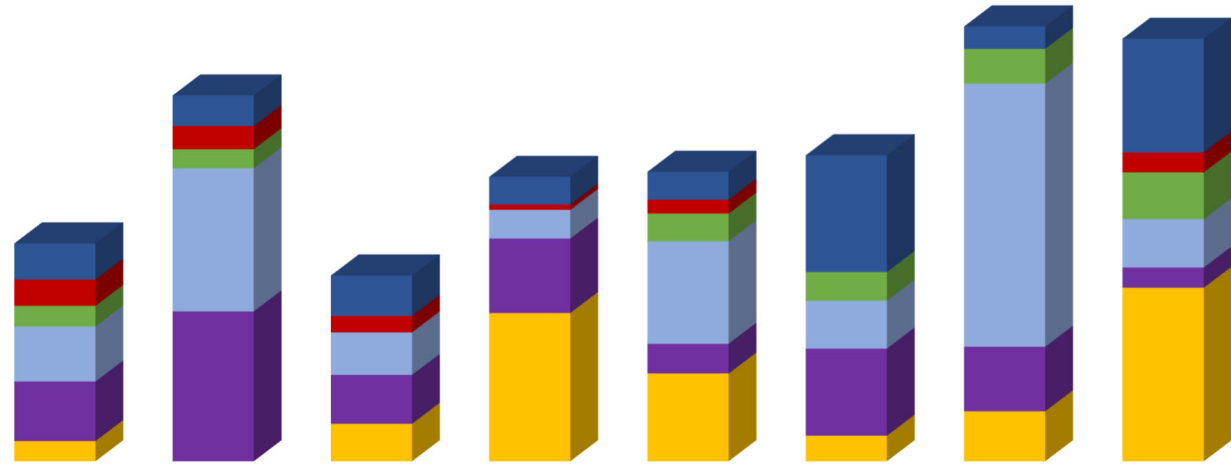
	2018	2019	2020	2021	2022	2023	2024	2025
Loxley	274	72	293	590	110	633	797	464
Spanish Fort	83	66	33	20	0	57	0	0
Robertsdale	38	57	143	28	20	172	595	0
Fairhope	458	193	197	1495	147	14	98	115
Daphne	414	97	231	293	583	304	321	739
Baldwin County	461	23	111	147	268	947	925	313

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	653
Total		2042
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
	2024	243
	2025	76
Total		2011
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
	2024	989
	2025	182
Total		2750
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
	2024	131
	2025	176
Total		669
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
	2024	0
	2025	75
Total		395
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
	2024	84
	2025	427
Total		1562
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
	2024	1635
	2025	1589
Total		9429



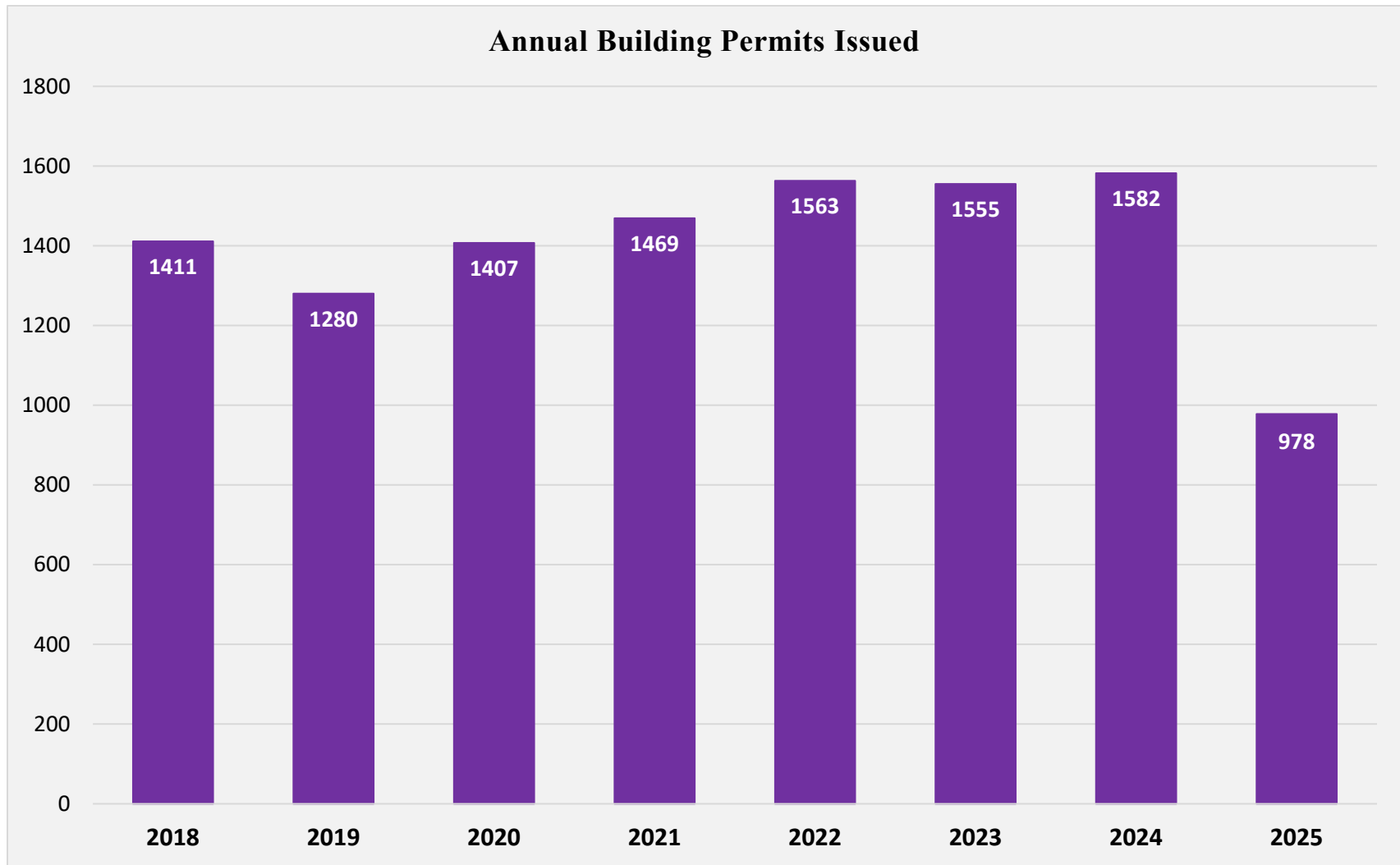
Annual Final Lots Approved by Jurisdiction

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



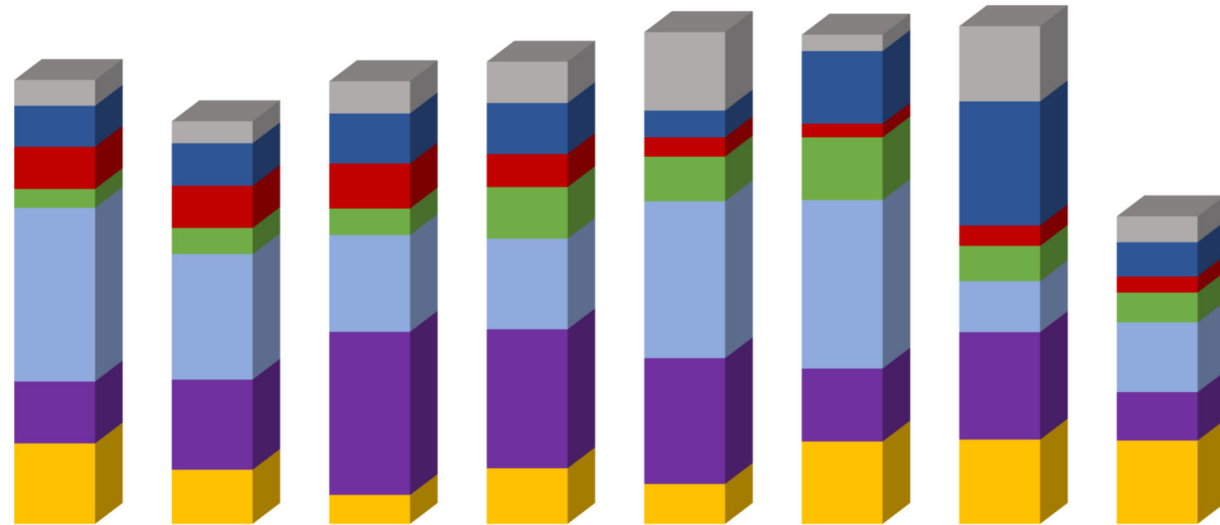
	2018	2019	2020	2021	2022	2023	2024	2025
Loxley	136	115	152	104	105	439	84	427
Spanish Fort	99	87	62	20	52	0	0	75
Robertsdale	78	72	0	0	104	108	131	176
Fairhope	207	538	160	108	386	180	989	182
Daphne	224	564	184	280	112	328	243	76
Baldwin County	76	0	141	558	330	96	188	653

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	265
Total		1619
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
	2024	342
	2025	154
Total		2573
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
	2024	162
	2025	222
Total		2966
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
	2024	112
	2025	95
Total		939
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
	2024	65
	2025	51
Total		736
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
	2024	394
	2025	109
Total		1405
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
	2024	239
	2025	82
Total		1007
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
	2024	1582
	2025	978
Total		11245



Annual Building Permits Issued by Jurisdiction

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



	2018	2019	2020	2021	2022	2023	2024	2025
■ Silverhill	82	70	102	131	249	52	239	82
■ Loxley	130	135	159	162	85	231	394	109
■ Spanish Fort	134	134	143	105	61	43	65	51
■ Robertsdale	60	83	84	164	142	199	112	95
■ Fairhope	552	399	308	288	499	536	162	222
■ Daphne	197	287	519	442	400	232	342	154
■ Baldwin County	256	172	92	177	127	262	268	265