

Eastern Shore MPO

Planning and Development Data Collection Packet



July 2026

Table of Contents

Definitions.....	1
2026 Approved Plats	2
2026 Quarterly Development	4
2025 Quarterly Development	5
2026 Approved Family Subs	6
Annual Preliminary Lots Approved	7
Annual Final Lots Approved.....	9
Annual Building Permits Issued	11

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

2026

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plats - # Lots/Units	Final Plats - # Lots/Units
Baldwin County	Sweetwater South Subdivision	East of State Highway 181, south of County Road 32	35	49	1.40	January	49	
	Fairhope Reserve Subdivision	North of State Highway 104, east of Saint Michael Way	31.89	40	1.25	February	40	
	Belmont Estates Subdivision	South of Larry Street, west of County Road 54 W	38.36	46	1.20	February	46	
	Point Clear Golf Club - Phase 1A	West of County Road 3, north of County Road 24	7.04	16	2.27	February	16	
	Point Clear Golf Club - Phase 1C	West of County Road 3, north of County Road 24	54.94	50	0.91	February	50	
	Point Clear Golf Club - Phase 1B	West of County Road 3, north of County Road 24	36.52	57	1.56	February	57	
	Serenity Acres	East of County Road 49, south of Barlow Road	80.77	4	0.05	February		4
	Green Pastures Subdivision	East of Greeno Road, north of County Road 3	1.89	2	1.06	March	2	
	Robin's Place	South of Grass Rd and east of Scenic Highway 98	2.6	5	1.92	April	5	
	Resub Lot 2 Camellia Bluffs	West of US Highway 98, west side of Main Street	4.5	2	0.44	April		2
	Elizabeth Gardens - Phase 2	South of County Road 48, east of Bohemian Hall Road	32.65	86	2.63	April		86
	Cheval Farm Subdivision	East side of County Road 48, west of County Road 65	4.03	9	2.23	May	9	
	Baywood of Point Clear Subdivision	North of County Road 34, west of County Road 13	29.54	21	0.71	May	21	
	Summer Grove	South of Redfern Road, east of Rigsby Road	85.8	202	2.35	June		202
	Italian Village of Daphne	Northwest of the intersection of County Road 64 & Alabama Highway 181	34.55	11	0.32	April		11
	Hope Vineyard - Phase 2	East of County Road 13	44.11	73	1.65	April		73
Daphne	East Fish River II	Five hundred feet northeast of the intersection of County Road 64 & Dixon Lane	510.16	3	0.01	June		3
	Sabal at Fish River - Phase 1A	Five hundred feet northeast of the intersection of County Road 64 & Dixon Lane	103	94	0.91	June	94	
Fairhope	Washington Square (Multi-Family)	West side of Bishop Rd, north of Morphy Ave	1.74	8	4.60	January		8
	Twin Beech Subdivision	6796 Twin Beech Road	13.71	2	0.15	February		2
	The Preserve at Point Clear	6796 Twin Beech Road	11.41	13	1.14	February	13	

	Development	Location	Acres	# Lots/Units	Density Units per Acre	Month Approved	Preliminary Plots - # Lots/Units	Final Plots - # Lots/Units
Fairhope	Dresden Woods	Northeast corner of Bishop Road and Gayfer Road Extension	4.66	6	1.29	March	6	
	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
	Green Fields	East side of County Road 13, north of County Road 32	39.9	81	2.03	April		81
	Stonevale	West side of Highway 181, south of Windmill Road	9.83	16	1.63	April	16	
	Morphy Corners	8501 Morphy Avenue	2.98	4	1.34	June		4
Robertsdale	Blackwater Ridge - Phase 2	Wilter's Street and Beach Express	34.93	93	2.66	February		93
	Forest Park - Phase 2	College Street and Wilters Street	26.64	58	2.18	March		58
	Palmer Farms	22711 Palmer Street	12.04	24	1.99	June	24	
	Roan's Creek - Phase 1	East of State Route 59, south of Spring Rd S	12.69	37	2.92	January	37	
Loxley	Vision of Loxley Apartment (Multi-Family)	East of State Hwy 59, east of Darby Lane	41	420	10.24	January		420
	Highway 55 Subdivision	East of County Road 55, west of Lakeland Dr	7.72	6	0.78	February		6
	Chelsey Ridge	East of Spring Rd S. north of Mosley Rd	49.52	15	0.30	February		15
	Eastwood Hills - Phase 1	South of U.S Hwy 90, east of Pierce Lane	37.5	65	1.73	February	65	
	Riva Ridge	North side of Mosley Road, east of Spring Road S	30.08	10	0.33	April		10
	Azalea Gardens - Phase 3	East of State Route 59, west of N Holley Street	38.58	62	1.61	May	62	
	Haddon Lakes - Phase 1	Southwest of Bedrock Boulevard and west of Antler	16.4	31	1.89	May		31
	Azalea Gardens - Phase 4	East of State Route 59, west of N Holley Street	31.44	53	1.69	June	53	
	Roan's Mill	Northeast of County Road 49, east of Sprinkle Lane	23.73	48	2.02	June		48
Totals				665			1238	

2026 Quarterly Development									
	1st Quarter			2nd Quarter			Totals Per Member Government		
	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit
Baldwin County	260	4	195	35	290	119	295	294	314
City of Daphne	0	0	23	94	87	37	94	87	60
City of Fairhope	19	83 8	72	16	85	47	35	168 8	119
City of Robertsdale	0	151	24	24	0	35	24	151	59
City of Spanish Fort	0	0	31	0	0	12	0	0	43
City of Loxley	102	21 420	51	115	89	103	217	110 420	154
Town of Silverhill	0	0	68	0	0	47	0	0	115
Totals Per Quarter	381	687	464	284	551	400	665	1238	864

Green numbers are multifamily development captured in # of units

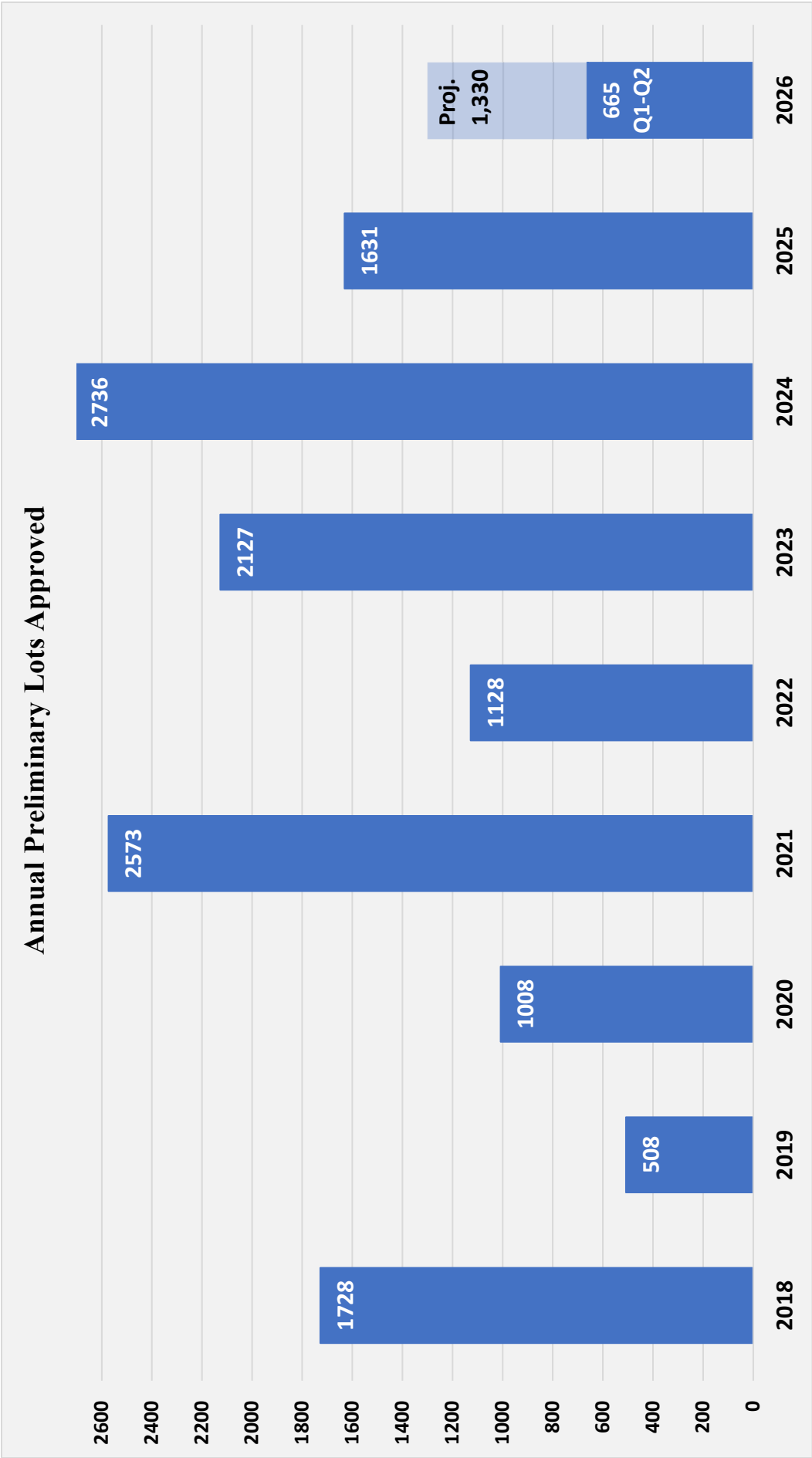
2025 Quarterly Development															
	1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			Totals Per Member Government		
	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit	Prelim Lots	Final Lots	Bpermit
Baldwin County	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

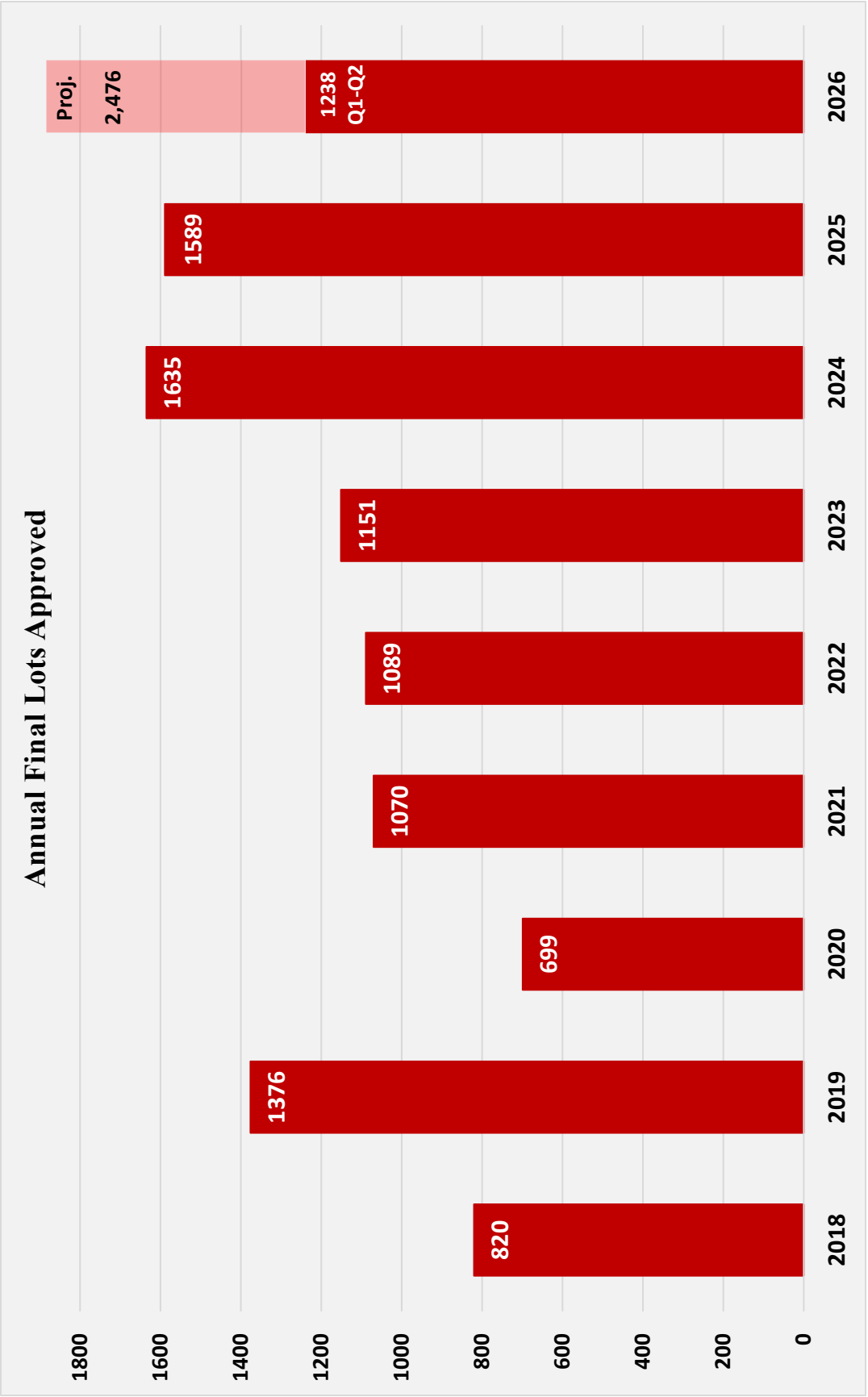
**Baldwin County
Approved Family Subs 2026**

	<i>Location</i>	<i>Month Approved</i>	<i># Lots</i>
Quarter 1	20901 LIBERTY LN (Fairhope)	January	2
	9220 -A BROMLEY RD (Bay Minette)	January	2
	14651 FREGO LN (Fairhope)	January	2
	21636 -A COUNTY RD 68 N (Robertsdale)	January	2
	16931 FERRY RD (Fairhope)	February	2
	14260 BAPTIST BALL PARK RD (Stapleton)	February	2
	21191 -A OSWALT LN S (Silverhill)	February	3
	35440 PINE RD S (Stapleton)	February	2
	9506 -A COUNTY RD 34 (Fairhope)	March	2
	12888 HOPE RDG (Loxley)	March	2
	18973 POLECAT CREEK TRL (Summerdale)	March	2
Totals			23
Quarter 2	0 CABINET SHOP RD (Loxley)	April	2
	19108 RADA RD (Silverhill)	April	2
	12175 DAUGHERTY LN (Fairhope)	April	2
	20420 RATTLESNAKE RDG (Summerdale)	April	2
	0 County Rd 54 (Silverhill)	May	2
	20651 -A BALDWIN BEACH EXPRESS (Robertsdale)	May	6
	0 LIVE OAK ST (Fairhope)	May	2
	0 COUNTY RD 49 (Loxley)	May	2
	7001 -A RIVER RD (Bromley)	May	2
	11110 LA MARTINIERE DR (Fairhope)	May	7
	CO RD 48 (Robertsdale)	May	2
	0 CO RD 64 (Loxley)	June	3
	12722 ROY HENDERSON LN (Fairhope)	June	2
	COUNTY RD 11 (Daphne)	June	3
	13173 7TH ST (Silverhill)	June	3
	0 DOWNING RD (Robertsdale)	June	2
	0 LAWRENCE RD (Fairhope)	June	2
	18755 BISHOP LN (Silverhill)	June	3
	23870 PETURIS RD (Loxley)	June	2
	7670 -A DAIRY RD (Fairhope)	June	2
Totals			53
Overall Total			76

Annual Preliminary Lots Approved		
	Year	Preliminary # Lots
Baldwin County	2018	461
	2019	23
	2020	111
	2021	147
	2022	268
	2023	947
	2024	925
	2025	313
	2026 (Q1-Q2)	295
Total		3490
Daphne	2018	414
	2019	97
	2020	231
	2021	293
	2022	583
	2023	304
	2024	321
	2025	739
	2026 (Q1-Q2)	94
Total		3076
Fairhope	2018	458
	2019	193
	2020	197
	2021	1495
	2022	147
	2023	14
	2024	98
	2025	115
	2026 (Q1-Q2)	35
Total		2752
Robertsdale	2018	38
	2019	57
	2020	143
	2021	28
	2022	20
	2023	172
	2024	595
	2025	0
	2026 (Q1-Q2)	24
Total		1077
Spanish Fort	2018	83
	2019	66
	2020	33
	2021	20
	2022	0
	2023	57
	2024	0
	2025	0
	2026 (Q1-Q2)	0
Total		259
Loxley	2018	274
	2019	72
	2020	293
	2021	590
	2022	110
	2023	633
	2024	797
	2025	464
	2026 (Q1-Q2)	217
Total		3450
MPO Totals	2018	1728
	2019	508
	2020	1008
	2021	2573
	2022	1128
	2023	2127
	2024	2736
	2025	1631
	2026 (Q1-Q2)	665
Total		14104



Annual Final Lots Approved		
	Year	Final # Lots
Baldwin County	2018	76
	2019	0
	2020	141
	2021	558
	2022	330
	2023	96
	2024	188
	2025	653
	2026 (Q1-Q2)	294
Total		2336
Daphne	2018	224
	2019	564
	2020	184
	2021	280
	2022	112
	2023	328
	2024	243
	2025	76
	2026 (Q1-Q2)	87
Total		2098
Fairhope	2018	207
	2019	538
	2020	160
	2021	108
	2022	386
	2023	180
	2024	989
	2025	182
	2026 (Q1-Q2)	176
Total		2926
Robertsdale	2018	78
	2019	72
	2020	0
	2021	0
	2022	104
	2023	108
	2024	131
	2025	176
	2026 (Q1-Q2)	151
Total		820
Spanish Fort	2018	99
	2019	87
	2020	62
	2021	20
	2022	52
	2023	0
	2024	0
	2025	75
	2026 (Q1-Q2)	0
Total		395
Loxley	2018	136
	2019	115
	2020	152
	2021	104
	2022	105
	2023	439
	2024	84
	2025	427
	2026 (Q1-Q2)	530
Total		2092
MPO Totals	2018	820
	2019	1376
	2020	699
	2021	1070
	2022	1089
	2023	1151
	2024	1635
	2025	1589
	2026 (Q1-Q2)	1238
Total		10667



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
	2026 (Q1-Q2)	314
Total		1933
Daphne	2018	197
	2019	287
	2020	519
	2021	442
	2022	400
	2023	232
	2024	342
	2025	154
	2026 (Q1-Q2)	60
Total		2633
Fairhope	2018	552
	2019	399
	2020	308
	2021	288
	2022	499
	2023	536
	2024	162
	2025	222
	2026 (Q1-Q2)	119
Total		3085
Robertsdale	2018	60
	2019	83
	2020	84
	2021	164
	2022	142
	2023	199
	2024	112
	2025	95
	2026 (Q1-Q2)	59
Total		998
Spanish Fort	2018	134
	2019	134
	2020	143
	2021	105
	2022	61
	2023	43
	2024	65
	2025	51
	2026 (Q1-Q2)	43
Total		779
Loxley	2018	130
	2019	135
	2020	159
	2021	162
	2022	85
	2023	231
	2024	394
	2025	109
	2026 (Q1-Q2)	154
Total		1559
Silverhill	2018	82
	2019	70
	2020	102
	2021	131
	2022	249
	2023	52
	2024	239
	2025	82
	2026 (Q1-Q2)	115
Total		1122
MPO Totals	2018	1411
	2019	1280
	2020	1407
	2021	1469
	2022	1563
	2023	1555
	2024	1582
	2025	978
	2026 (Q1-Q2)	864
Total		12109

