Survey Results: Priorities

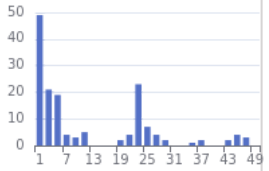
Survey Info - This survey was sent on behalf of the City of Panama City Beach to the FlashVote community for Panama City Beach, FL.

These FlashVote results are shared with local officials

157
Total Participants
146 of 335 initially invited (44%)
11 others
Margin of error: ± 8%

Applied Filter:
All Responses

Response Time (hours)



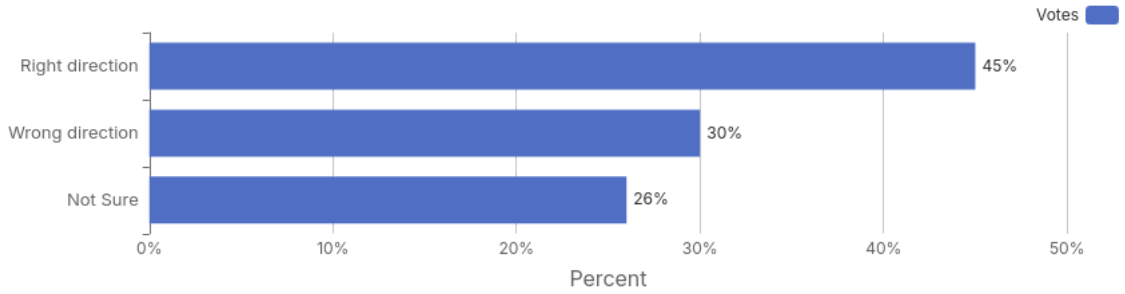
Started:
Oct 7, 2026 11:07am CDT
Ended:
Oct 9, 2026 11:03am CDT
Target Participants:
All Panama City Beach

Q1 Overall, do you feel like Panama City Beach is headed in the right direction or the wrong direction?

(155 responses)

Survey response data for survey question 1

Options	Votes (155)
Right direction	45% (69)
Wrong direction	30% (46)
Not Sure	26% (40)

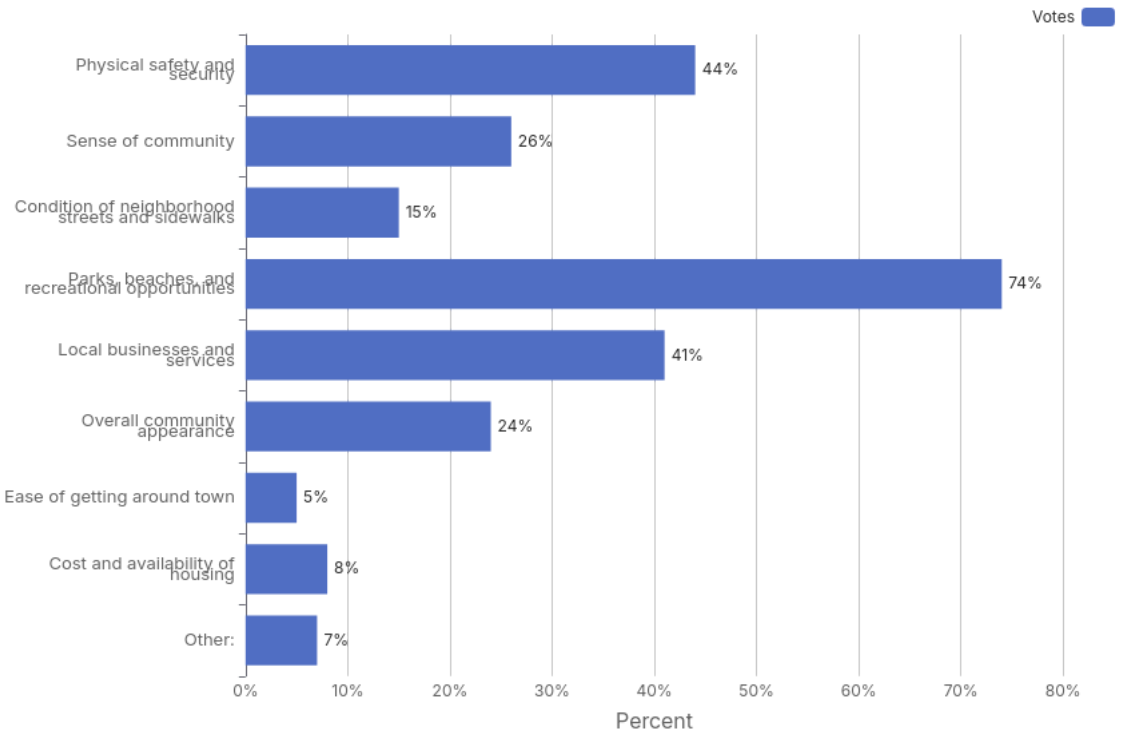


Q2 Which of the following do you think are a STRENGTH of Panama City Beach, if any? (Choose all that apply)

(147 responses)

Survey response data for survey question 2

Options	**Votes** (147)
Physical safety and security	44% (64)
Sense of community	26% (38)
Condition of neighborhood streets and sidewalks	15% (22)
Parks, beaches, and recreational opportunities	74% (109)
Local businesses and services	41% (60)
Overall community appearance	24% (35)
Ease of getting around town	5% (7)
Cost and availability of housing	8% (12)
Other:	7% (10)



Responses for "Other":

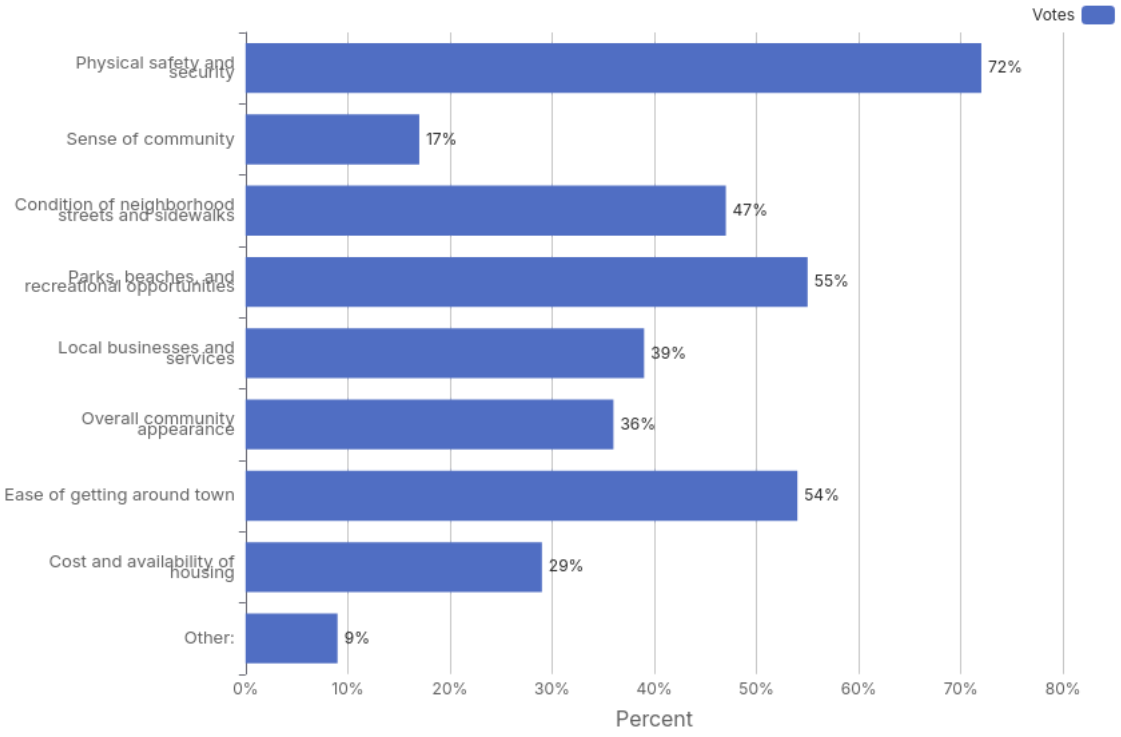
Functioning city government
The weather from Nov to May. City leaders are failing us residents on all the categories above
The Gulf, the beach, the dune lakes, the weather.
We could definitely use some changes to Code Enforcement.
Look at 30 A and the highway 98 in adjoining Walton County... PCB looks like a getting in comparison?
There is no strength of Panama City Beach that has anything to do with the city of Panama City Beac
Police department is great. I feel very safe here.
Highway 98 safety
Our beaches are why people are here to begin with
I can’t select anything from the list

Q3 Which of the following aspects of Panama City Beach are most IMPORTANT to you, if any? (You can choose up to FOUR)

(149 responses)

Survey response data for survey question 3

Options	**Votes** (149)
Physical safety and security	72% (108)
Sense of community	17% (26)
Condition of neighborhood streets and sidewalks	47% (70)
Parks, beaches, and recreational opportunities	55% (82)
Local businesses and services	39% (58)
Overall community appearance	36% (54)
Ease of getting around town	54% (80)
Cost and availability of housing	29% (43)
Other:	9% (13)



Responses for "Other":

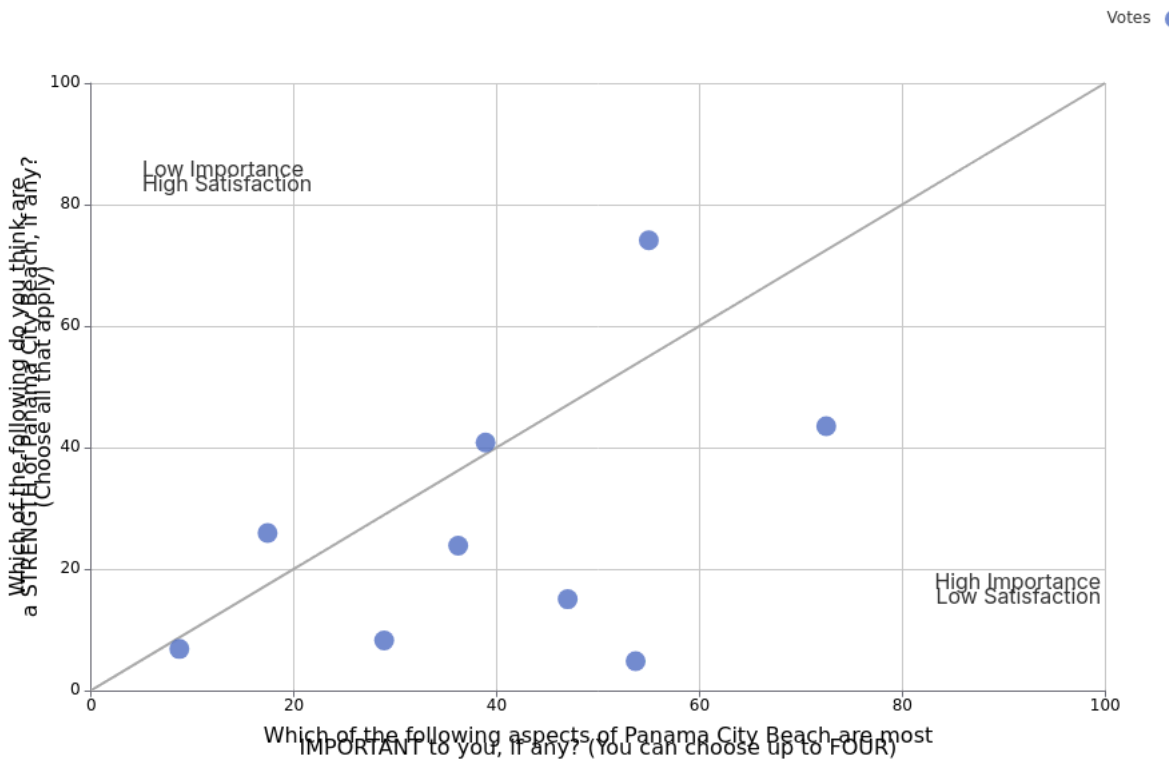
Less development. Especially STRs..
Lower property taxes
Traffic enforcement
Taking care and helping with the stray innocent kitties!
We need more restaurants for the locals, so tired of tourist food!
Replacing undersized dead end water mains with no terminal flushing assemblies.
When will the flooding on the West end be resolved?
It all matters. Much of this is beyond priorities. Many of these are the responsibility of the city
No thought was ever given to long range needs for beach parking as the community grows.
Budgrt overspending & bad construction projects
Developers pay an impact fee so that infrastructure should be implemented before the development
Need lower taxes and fees
Use the bed tax as intended by the state statute. Clean up Lullwater Lake etc.

Importance vs. Satisfaction Comparison

(149 responses)

Survey response analysis data

Options	Votes (149)	
	Importance	**Satisfaction**
Physical safety and security	72% (108)	44% (64)
Sense of community	17% (26)	26% (38)
Condition of neighborhood streets and sidewalks	47% (70)	15% (22)
Parks, beaches, and recreational opportunities	55% (82)	74% (109)
Local businesses and services	39% (58)	41% (60)
Overall community appearance	36% (54)	24% (35)
Ease of getting around town	54% (80)	5% (7)
Cost and availability of housing	29% (43)	8% (12)
Other:	9% (13)	7% (10)

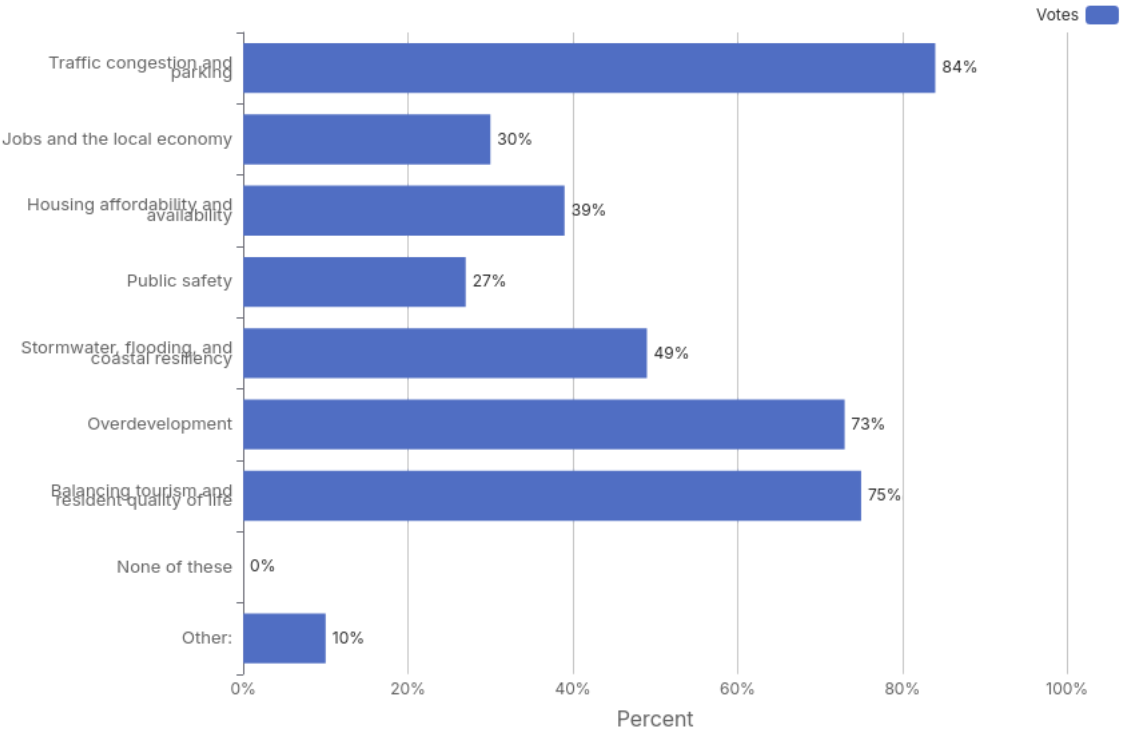


Q4 Think about the future of Panama City Beach 10 years from now. Which of the following do you see as being a challenge then, if any? (Choose all that apply)

(146 responses)

Survey response data for survey question 4

Options	**Votes** (146)
Traffic congestion and parking	84% (123)
Jobs and the local economy	30% (44)
Housing affordability and availability	39% (57)
Public safety	27% (40)
Stormwater, flooding, and coastal resiliency	49% (71)
Overdevelopment	73% (107)
Balancing tourism and resident quality of life	75% (110)
None of these	0% (0)
Other:	10% (15)



Responses for "Other":

Continued increased taxes as a result of the CRA
general infrastructure to meet the needs of overdevelopment
Losing value in homes. permanent residents who realize the infrastructure does not satisfy.
Lack of environment improvement pollution
Continued neglect of the cities outdated water infrastructure espessially in older neighborhoods
car-centric development, only able to travel by car
West end PCB flooding?
Arts & Cultural options
Overall area beutification and commitment to growth
All of these will be challenges for the city in 10 years. If they are challenges now they will be c
Infrastructure is not ready now and is catching up. We need to plan for 10 years
Highway 98 safety
finding employees in construction
Infrastructure- protecting our Coastal waterways and beaches
Increase commercial development impact fees to their legal limit.

Q5 Any other comments or suggestions about community priorities or needs in Panama City Beach, including anything you would change if you could?

(81 responses)

Individual Responses | AI-Generated Comment Summary

None
Stop allowing developers to build monster houses that are STR.
I would say they need to not waste money on public transit. It's been tried over and over and over and over again. Bayway operates at a net loss and requires significant subsidization to run and its ridership is 99% locals getting from job to job and not tourists. This isn't Disney world where people park at the the hotel and then expect to take a bus to the theme parks. Tourists have no desire for public mass transit. Please do not waste tax payers dollars on any kind of autonomous mass transit system. I won't vote for any public official that is for these kinds of services.
Property taxes shouldn't be so high with all of our tourism
Infrastructure is not up to date and over building houses, Condos and Apartments...we have no trees ...and the wildlife is disappearing...heart breaking
More emphasis on preserving the environment. Limit retailers/restaurants to products which create less pollution on beaches. (plastic bottles only sold without detachable caps etc.) (plastic bags) (styrofoam)
Continue to balance our need for tourism (we rely on it for so much), and locals. I feel overall we have done a pretty good job the last 7 or so years.
Discontinue the CRA.
Before allowing anymore growth, I would enhance infrastructure first. Instead of trying to catch up
I would like to see locals take priority over tourists. We are here 365 days a year. I would like to see free parking passes for all locals, local discounts, free piers access, and more attention to businesses we need for everyday living rather than tourist attractions.
Less favoring of the Chamber of Commerce. We don’t want to be Destin. I work and live here, but you’re pricing out those of us who can’t afford high rent. If I have to move to Panama City, I’ll leave the area altogether.

Got to get spending in check. Do what is needed and stop unnecessary spending. Public safety & infrastructure should be the priorities.

The infrastructure needs to be more resilient. Too many water main breaks.. The road construction is way behind and should've happened years ago. But at least it's happening now. Prioritize expanding back, back beach Parkway so that residents can quickly get from one into the beach to the other

I would love to see more art galleries and a small theatre for musicals and concerts.

Residential growth brings more needs for increased school capacities and more retail for necessities, like food (grocery stores). Also, healthcare should be more of a priority with more incentives for primary care, pediatricians, and specialists to come to the area.

Develop and build a bypass to remove unnecessary traffic from Hwy 98

Put the Kabash on all the housing being built all over. Less priority on tourism and more attention on fulltime residents

While we make our money from tourism, we need to show more concern about permanent resident concerns. Things like jobs, the economy, housing, traffic, and the incredible overdevelopment in the area.

Storm water retention area need to be increased not decreased by over building.

There was no mention of underground infrastructure, but that is an issue now and over the next 10 years

Property taxes, water, and homeowner's insurance are outrageous. We had no idea.

Drinking water improvement

Council being upfront and "honest" with residents

Residents first! The compact between residents and business where residents get to relax offseason with no traffic is broken. Defund the TDC and shut it down. If we're going to build more housing we can't have tourism. It's an either or proposition. I will only vote for new leaders that say NO to more events, NO to more traffic, No to more dense development and YES to resident quality of life.

Slow down on growth!! Get road construction projects done in a more timely manner. Less local political corruption.

Beautify our main corridors.

Honestly, it's very unfair for residence who live here all year long to have to pay tourist prices. Resident should be getting a discount on everything on on food groceries I mean come on it's not fair. Everything is jacked up for tourists and it's not fair for the residence, we should have some kind of local card where we get a discount on things.

I feel like city and county government is over-prioritizing tourism, which could backfire and drive tourists away. Also on the east side there are a number of abandoned properties that could become something useful.

Start removing billboards and signs (visual pollution), clean up garbage, and old buildings.

Building more and more unaffordable housing and putting additional cars on the road is going to destroy the city.

Too much growth too fast is not good for our community.

We keep ignoring residents for the sake of a slight improvement to something. Example, Issue: Difficult to turn onto back beach from Gulf Blvd. & Harley Davidson Proposed Fix: Add a street light so they get a designated turn Actual Result: Backed up traffic to back beach & heavily increased cut through to neighborhood full of local residents (Open Sand).

PCB needs more strict continuity to keep the charm of an old Florida town. The West End is being detrimentally transformed by the county easing setback and height restrictions on residential builds.

1) zoning!! The mess is just evolving... grease monkey shops, next to neighborhoods, next to tacky dumpy restaurants and the list can go on. Who is allowing what to be developed!? 2)roads!!! a dangerous mess! And apparently they have been redone??? The parkway looks like planet of the metal poles. No esthetic attraction. More storage junk buildings, gas stations, banks, and grease monkey shops? Who is in charge of the zoning?? Might want to fire them.... Build areas that are shopping areas. Anchor a grocery store and put the other stores in there. A road in and out of that shopping pod area with traffic lights. Take a long look at where PCB government building is. Count the number of roads that intersect with the so called Parkway. It looks 3rd worldish and normal municipalities do not design this way. I am starting to believe Panama City Beach likes to have that trash look...My question is why? Begin thinking beyond tourism and start attracting real companies down here.

There are way too many ‘run down’ areas. Businesses that have closed look horrible. They should be knocked down or remodeled for a new business. Some of the homes/locations look like pure trash as well.

The beach needs a homeless shelter/ resource hub!

Traffic during tourists seasons is horrible. I will drive 5-10 miles out of my way to go somewhere else to dine during tourists season traffic is so bad. Road construction here in Florida takes longer here than it does in Michigan. And yet, Michigan only has a limited number of months a year they can do road construction.

Let the public understand what is going on with I-98 construction. There will be less frustration for us locals if we knew what was going on: estimation of certain portions being completed, why things are taking longer than anticipated, etc. Also, some of the recent repavement around the Hathaway bridge seems unnecessary. Is there a website or newsletter for us to see the plan? Thanks for asking for input!

While tourism is important, residents are being left out of the equation. Tourism should support tourism. Police and fire are mainly used by the tourists. Residents are paying the taxes to pay for thier services. Why not bed taxes? Change what needs to change so that can be happen.

Helping to take care of the stray cats and kittens!

I would like to see our Commissioners work to make the locals lives better. It should not be all about the tourists. We locals are why these Commissioners have jobs and most are focused on what the tourists may need because that means more revenue...what about what WE need?

Continue to improve pedestrian and bicycle pathway network everywhere, which should further improve public safety. Gayle's Trails isn't enough.

Moratorium on building until the infrastructure can handle what we already have

Panama City Beach needs better long-term planning so infrastructure keeps pace with growth. Traffic congestion and gridlock are serious problems, and new development should consider impacts on roads, evacuation routes, utilities, drainage, and existing neighborhoods. The City also needs better coordination of grant funded projects. On Beth Street, a new sidewalk was built over an existing 2 inch dead end water main with no flushing assembly, leaving the undersized main unresolved. The sidewalk also has a large dip near the end that sits under about four inches of water when it rains. Known water, drainage, and grading problems should be corrected before new improvements are built over them. The City should place greater priority on replacing and upgrading aging infrastructure in older neighborhoods, not just building infrastructure to serve new development.

PCB needs to take a note from places like seaside, rosemary beach, etc and fix its zoning to encourage mixed use, walkable neighborhoods. encourage other modes of transport other than individual cars, like busses, trams, bike lanes. enabling tourists to get around without a car would solve most of our traffic problems and improve life for everybody

Everyone from the Mayor down should be replaced... until they resolve the flooding issue on the West end of PCB! They’ve done nothing but steal!

Quality if kife for residents..Pedestrian crossings on Front Beach Road. Noise Laws Enforcement.

Concern that infrastructure cannot support the amount of new housing developments.

Increasing the number of neighborhood parks. Adding a rear access to Frank Brown Park and creating a golf cart path to allow northern neighborhoods to access more easily.

It would be great if we didnt have boil water notices all the time.

We need to tell the state to get the highway 98 construction to get the job done ASAP!!!!

I would like to see Hwy 98 road work done more quickly -it seems like it's very very slow.

Don’t forget to love the locals as much as the tourists & try to earn some trust back by outing all the fraud & fakes in govt roles

From a marketing perspective, I really don’t hear or see much about any snowbirds or permanent retirees that are physically in PCB or reside nearby and frequent PCB.

I would like to see some of the business look cleaner. A lot of smaller restaurants and businesses set up and make everything around them look cheap and bring down the whole value of the area. Like the everything’s a dollar store on 98 and Joan not only is it false advertising because it’s not true it looks like it should be in a 3rd world country.

We could make small changes to improve the lo9k and feel of the area - landscaping along major thoroughfares, lighting, lightpost signage. Small tweaks could help make the area look more current and fresh.

If you are going to enact laws/ordinances, they should be enforced. For example: Dogs on beach, smoking on beach, golf carts without tags on the roads, motorized vehicles on sidewalks and multi-use paths. Cars parking on sidewalks.

Quit being so corrupt. Why was there no public announcement about 198,000 gallons of sewage being spilled? Fix your broken water billing system that repeatedly gives us issues. Fix the failing water and sewer infrastructure. You're missing dozens of speed limit signs throughout the city. Right now. The speed limit on front Beach Road is 45 mph as you come West off of Middle Beach Road. Because there are no 35 mph signs posted like there should be. I could go on and on and on. You all are not even aware of all of the problems you have. It's because you are so corrupt and incapable and unqualified to do your jobs. Quit having your counsel members do hit and runs young female citizens. Quit allowing your Police Department to harass and unlawfully arrest citizens and residents. Quit allowing your clerk to violate Florida Statute Title X section 119. Get a city clerk who actually has the MMC certification. These are just a few of your problems all related to corruption.

Monitoring and requiring inspections for construction equipment and recreational boating equipment for carrying in invasive species of plants and animals. See current FWC articles about invasive plant in deerpoint lake. Also note the Zebra mussle for stormwater infrastructure.

Need to make the Panama City beach pier free to locals year round. Tourist can foot the bill.

Very expensive to live here. Not enough good doctors and specialists. Often have to leave town for medical procedures.

The city needs to solve the problems we will have in 10 years not just keep chasing the ones we are presented with today. Parking, access and ability to enjoy the beach are key. Then I would say utilities infrastructure. Doing great in safety.

Would love to see more community arts (public art, live theatre, small theater)

Too many decisions seem focused on short-term growth and tourism revenue rather than the long-term quality of life of the people who actually live here. Growth is inevitable, but it should be thoughtful and supported by infrastructure, traffic planning, public safety, beach access, and preservation of the character that made people want to live here in the first place. I would also like to see greater transparency and more meaningful public involvement before major decisions are made. Residents should not feel like they are simply being informed after the direction has already been chosen. Public trust matters, and listening to residents should be treated as part of good government, not an obstacle to it. PCB can continue to grow without becoming unrecognizable. I would like to see the City put residents, responsible development, infrastructure, accountability, and preservation of our community ahead of simply doing more because more revenue can be generated.

Fix the stoplights so they work better.

More preservation of green space.

The roads are terrible. Especially the well traveled ones

Put a stop light at Wild Heron on Highway 98

Slow down on all the developments and concentrate on our existing infrastructure!

Costs that added tourism add to the city budget should be paid by tourists in the form of bed taxes.

Traffic management on east end. BETTER SAFER CROSS WALKS

Please prioritize our water. We need to stop having so many boil water notices. Most year rounders don’t drink it yet we pay a premium for such poor quality. You also keep those in Bay Co with PCB Addresses at arms length when it comes to important decisions about the cost of water but you’re very happy to take our taxes - yet we have no vote. Makes no sense to me. Sounds like we’re being used and feels like it too.

Not at this time

I’m not sure how permits are being pulled and development is allowed when the infrastructure is not in place to support it and there’s no one advocating for the Coastal waterways and beaches in Bay County. We have lift stations and stormwater drain off causing major pollution because of the improper infrastructure!

Remembering permanent residents vs more options for tourists Cutting back on nonstop tourist activities through the “slow” months giving residents a break When I moved here my street was residential and now, it’s all 3, 4 and 5 story rentals with little parking. Mom and pop motels are being sold for condos and hotels. It’s no longer a community which is

what attracted me to PCB in the first place. I lived on the Guantanamo Bay base when I bought my house in 1997 and by the time i retired from my overseas job with DoD, rentals were already taking over. I hate that permanent, family homes have been razed to make way for giant rentals which are occupied only few weeks of the year. There used to be snowbirds here but they can't afford these giant rentals. I miss having neighbors.

More for the local residents such as recreational opportunities. Encourage local businesses to give locals discounts for their patronage. Also, finish road construction as quickly as possible...no new road projects until existing ones are completed.

More benefits for locals. Speed bump on Evergreen Street. The number of children living on our street has increased significantly.

Community appearance Pier park north on the east side is mostly weeds and has been neglected for years even the sprinklers system isn't functioning correctly. Dirt slides onto the sidewalks

Lower cost of taxes and other fees by spending my tax dollars responsibly.

The state of the city council frankly is disgusting. The only time you come together is to unamiously screw the homestead resident in favor of commerical developers. I am not against development. That is a propery rights issue per the zoning. I am against you shifting the cost onto the locals. Every dime cut from impact fees, or returned to the likes of St. Joe, is a dime the locals must pick up, at least in part. Let me quote concilman Casto. "I remember when there was no stormwater assessement and it was funded out of the general fund" How about you come together no matter who wins the election and give the homestead property owner a $500k homestead exemption from the special assessments. Set aside the lifeguard reimbursement this year to pay for it instead of buying a fleet of trucks and a parking lot to set them on.

Additional survey reports

(c) Copyright 2013-2026 Governance Sciences Group, Inc., Patent pending