

**PERDIDO KEY
ASSOCIATION**

2025 SURVEY

PERDIDO KEY OWNER INSIGHTS

**PERSPECTIVES &
PRIORITIES**

© 2025 Perdido Key Association, All Rights Reserved
Photos by Jeff Schroeder — used with permission.

Introduction

Every five years, the Perdido Key Association (PKA) conducts a survey of property owners to gain a deeper understanding of their views, concerns, and priorities. This helps guide the Association's efforts and provides valuable input to public officials and agencies making decisions that affect the future of Perdido Key. For this year's survey, we partnered with Opal Research, a national market research firm, and Envision Perdido, a local non-profit.

PKA is a volunteer-led, community-based nonprofit made up of property owners and residents who care deeply about Perdido Key. For nearly 40 years, PKA has advocated for the island, working to preserve its natural beauty, protect its family-friendly character, and support smart, balanced growth. The organization serves as a voice for the community, promoting informed decision-making, sharing reliable information, and advocating policies that reflect the priorities and vision of local property owners.

New members are always welcome! Whether you're a full-time resident or visit seasonally, your participation strengthens community advocacy. It helps ensure that Perdido Key remains a place where nature, livability, and community character are protected for years to come.

Interested in learning more? Visit <https://perdidokeyassociation.org/> for more information.

What's Inside?

Survey Methodology

How was the survey designed, fielded, and analyzed?

Page 2

Respondent Overview

Who participated in the study?

Page 3

Response Overview & Guide

What did property owners say—and what can we learn from them? Page 4

Response Detail (31 Questions)

What did property owners say—and what can we learn from them? Page 7

Conclusion

What are the key takeaways and opportunities moving forward? Page 37

Acknowledgements

Who supported and contributed to the survey? Page 38

Survey Methodology

The 2025 Perdido Key Property Owner Survey was designed to efficiently capture a broad range of community input using a mix of question types tailored for clarity, flexibility, and respondent engagement. The survey included four primary formats:

1. **Single-answer questions** requiring respondents to select one response.
2. **Multiple-answer questions** allowing respondents to select all applicable options.
3. **An open-ended, free-text question** providing opportunity for respondents to share additional comments or perspectives.
4. **"Other" options** attached to selected multiple-answer questions, enabling respondents to provide clarification or custom responses when none of the listed choices fit.

Several questions used a **graphical satisfaction scale** to measure approval or sentiment levels. These responses were converted into **Likert-style numerical scores**, ranging from strong disapproval to strong approval, and used to generate standardized satisfaction ratings on a 0–100 scale. This scoring method allowed for consistent comparisons across multiple service-related topics.

The inclusion of checkbox questions was a deliberate design choice to streamline the survey while preserving detail. Past property owner surveys contained well over fifty questions. By grouping related subtopics under a single question and treating each checkbox as a binary response, the survey gathered nuanced data without increasing respondent burden.

The survey was designed to be **fully mobile-friendly** and was fielded using a **multi-mode approach**, including both **email-to-web** and **text-to-web invitations**. Contact information was sourced from **public property ownership records**, **voter records**, and **commercial databases** to identify current property owners on Perdido Key.

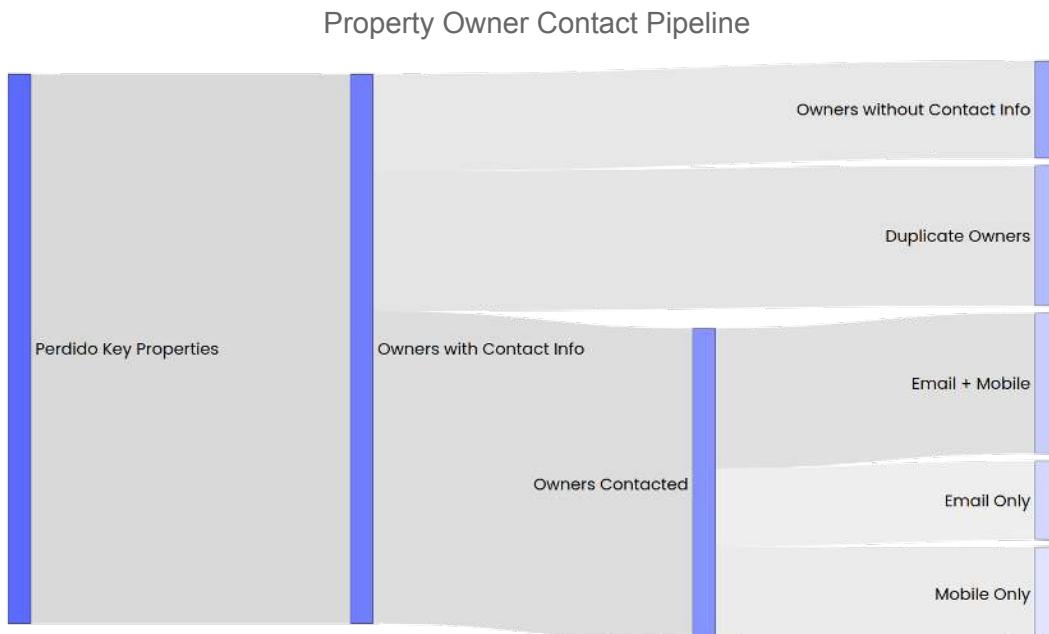
Over a two-week period, **Opal Research contacted approximately 3,500 individuals** and received **342 complete responses**. At a 95% confidence level and a total known population of 4,411 property owners, this yields a **margin of error of ±5%**. Responses were limited to one per property-owner household.

All responses were collected from **a randomized sample of verified adult property owners on Perdido Key**, ensuring that the findings reflect the views of those most directly invested in the island's future, **while also minimizing self-selection bias by avoiding open, opt-in participation**.

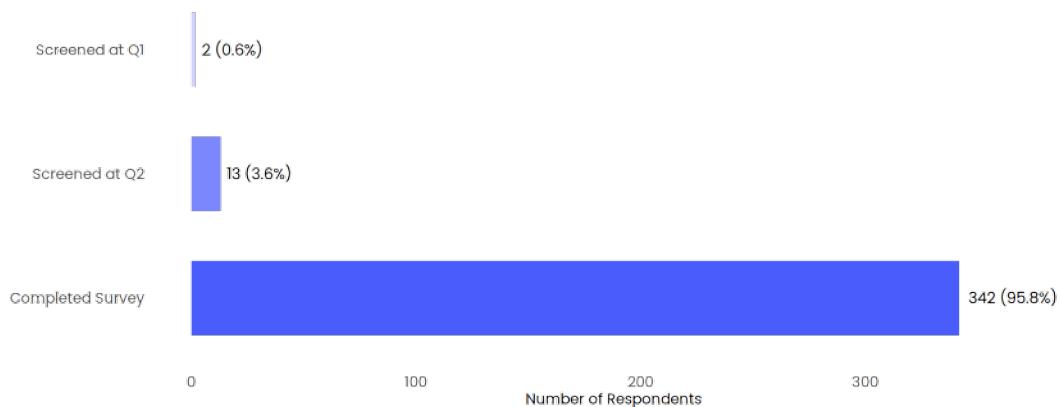
Respondent Overview

Q1 & Q2 – Survey Eligibility

Q1 and Q2 served as eligibility screeners to verify that survey responses came from individuals relevant to the study. **Q1 confirmed that respondents were 18 years of age or older**, and **Q2 verified current ownership of property on Perdido Key**. Only those who met both criteria were allowed to proceed with the full survey, ensuring that the data accurately reflects the views of adult property owners with a direct stake in the community.



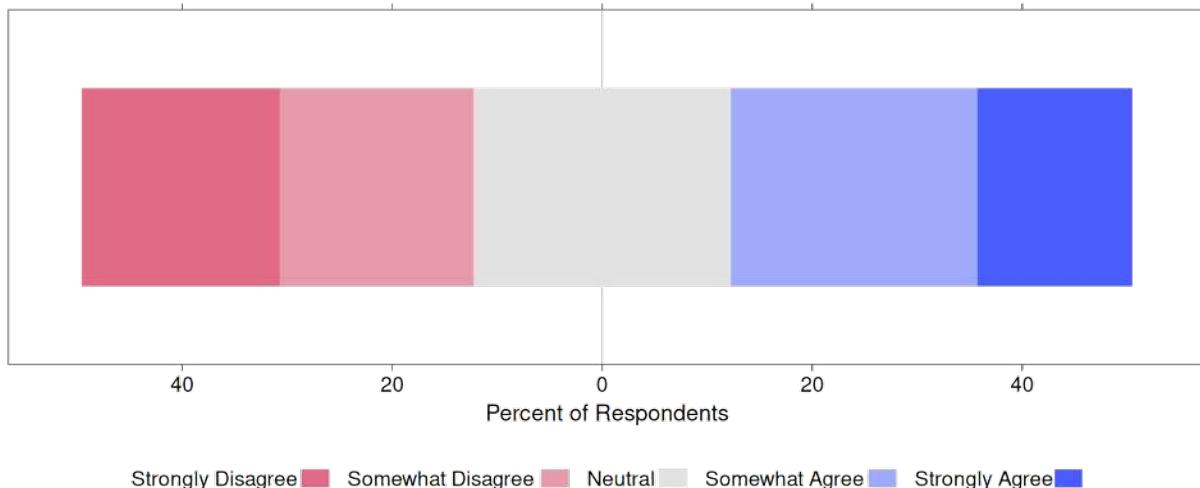
Respondent Screening



Response Overview & Guide

How to Read This Style of Chart

For many of the questions, respondents were offered various ranges of choices: agreement to disagreement, satisfaction to dissatisfaction, or support to opposition. Each range of options was a 5-point scale, often referred to as a Likert scale. Graphical representations of Likert responses are efficiently presented in a chart like this:



Here, responses are grouped from strong disagreement or dissatisfaction on the left (in red) to strong agreement or satisfaction on the right (in blue). **The more intense the color, the stronger the sentiment.** Grey represents neutral or ambivalent responses — those who neither agreed nor disagreed. This layout helps visualize how opinions shift across the spectrum of sentiment.

- The more **RED**, the more **NEGATIVE** the overall sentiment.
- The more **BLUE**, the more **POSITIVE** the overall sentiment.
- The more **GREY**, the more **NEUTRAL** the overall sentiment.

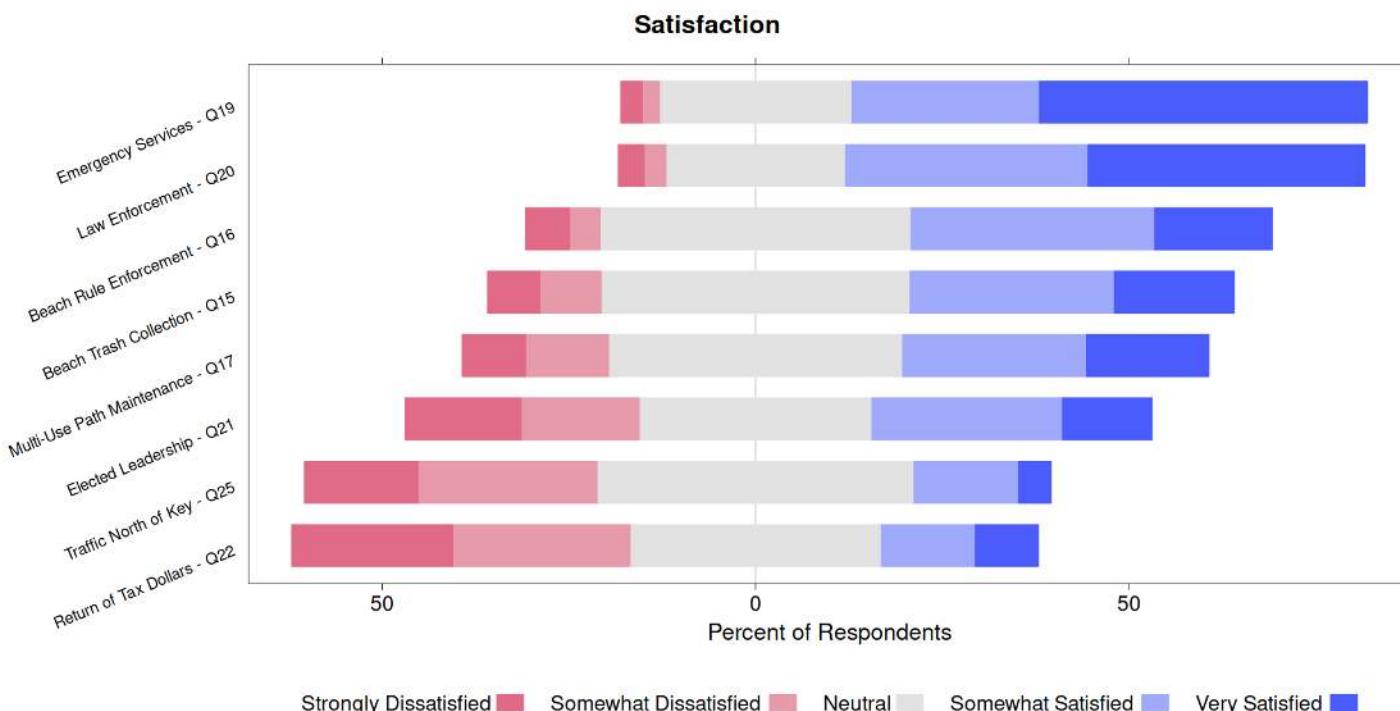
The numbers below the chart show the percentage of respondents. In the example above, approximately 20% fall into the light blue category, and another 20% into the grey category. Response charts can even be stacked together with multiple questions.

We can also calculate a score that reflects the overall sentiment of respondents. By assigning a score to each category of response, we can then combine them into a single score on a scale of 0 to 100. This helps provide a clearer picture of how respondents feel, with higher scores indicating more positive responses and lower scores indicating more negative reactions.

Satisfaction Rating Overview

As one might expect, overall satisfaction of Perdido Key property owners varies significantly by topic. **The most positive sentiments are directed toward emergency services (Q19) and law enforcement (Q20)**, with satisfaction scores of 76 and 74 out of 100, respectively. These high ratings indicate a strong level of community trust in public safety services. However, satisfaction with leadership (Q21) scored low, ranking only slightly better than **traffic flow and safety north of Perdido Key (Q25) and the return on tax dollars (Q22)**, which received scores of 41 and 42 out of 100, respectively. These echo a sentiment of frustration with infrastructure and a significant dissatisfaction with how resources are allocated.

The middle range of responses, including trash collection (Q15), security enforcement (Q16), and multi-use path maintenance (Q17), shows moderate satisfaction but also room for improvement. **Results highlight the need for improved resource allocation, effective infrastructure planning, and consistent service delivery to address community concerns.**



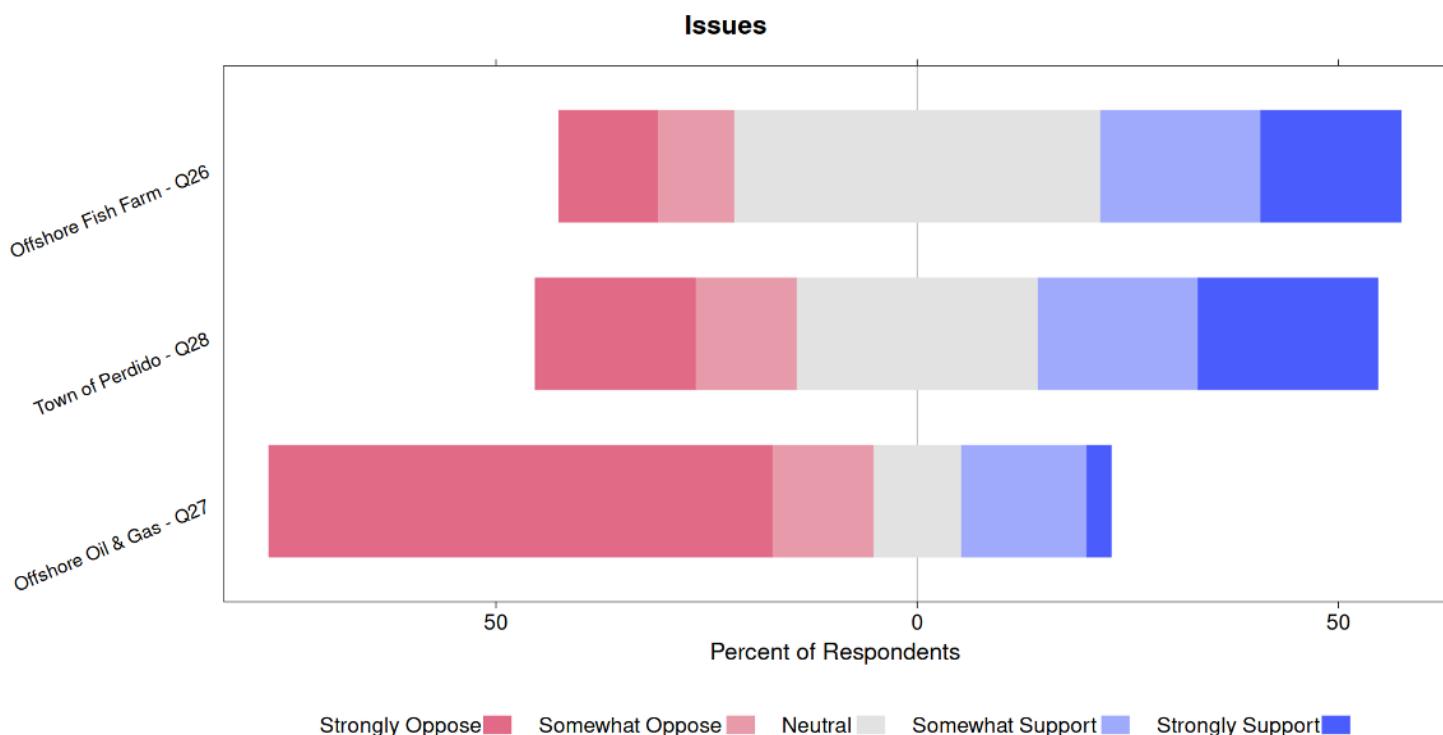
Issue Support Overview

Perdido Key property owners were asked about three issues potentially affecting the area, and responses reveal clear preferences on three major topics: the proposed offshore fish farm (Q26), oil and gas infrastructure (Q27), and the incorporation of Perdido Key into a town (Q28).

The proposed offshore fish farm garnered modest support, with property owners 71% more likely to support than oppose. However, a significant 44% remained neutral, reflecting a cautious stance and a need for further information. This suggests that while some residents are open to the idea, others are undecided, primarily due to concerns over its scale and environmental implications.

Regarding the incorporation of Perdido Key into a larger Town of Perdido (Q28), a plurality of property owners (40%) expressed support, with an even higher proportion of voters (56%) in favor of the initiative. This indicates solid backing for local governance, although a notable level of neutrality remains, particularly among non-voters. **These results highlight significant community interest in local self-governance.**

In contrast, any possibility of oil and gas infrastructure near Perdido Key (Q27) faces overwhelming opposition, with 72% of respondents against it, making it one of the most polarizing issues in the survey. **This reflects a strong community stance against potential environmental risks and disruption to the local ecosystem.**



Response Detail

Q3 – Property Use on Perdido Key

How do you utilize your property on Perdido Key? (check all that apply)

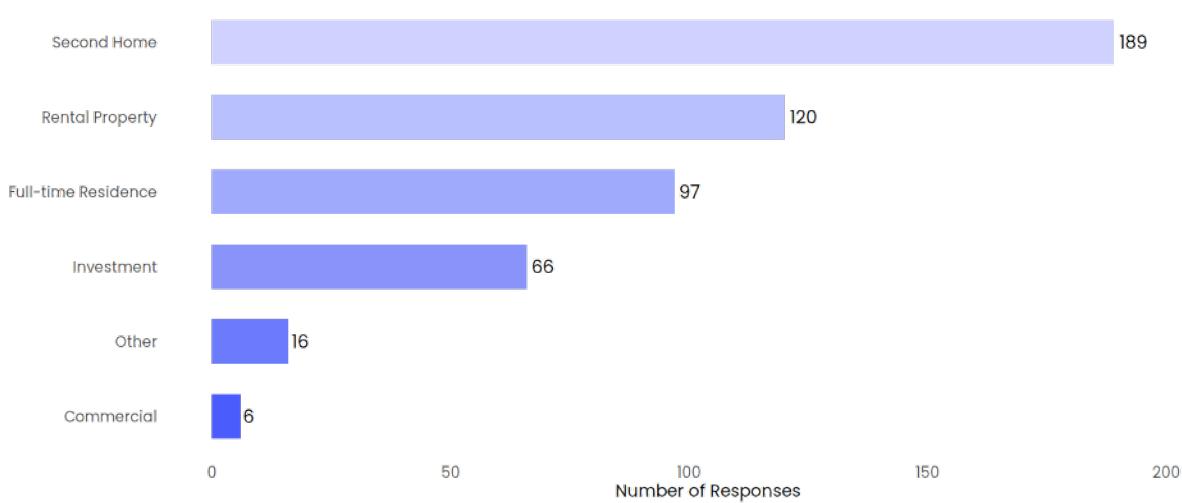
Perdido Key property owners reported a diverse range of uses for their properties. **Over half (55%)** indicated they use their property as a **second home**, while **28%** use it as a **full-time residence**. **More than one-third (35%)** utilize their property for **rental purposes**, and **19%** view it as an **investment**.

This blend reflects a community comprising both permanent and part-time residents, with motivations that span lifestyle, recreation, and financial strategy.

A small number of respondents provided additional detail under “Other,” offering a glimpse into more personalized usage patterns. Some shared that their lots are currently **undeveloped**, with plans to build and reside on Perdido in the future. Others described a **blended-use approach**, utilizing their property for **family getaways** and occasionally renting it to friends or relatives, distinct from commercial rental activity.

These responses illustrate the **flexible and evolving nature of property ownership** on the island, particularly among those who maintain a strong personal connection to Perdido without residing there full-time.

Q3 – Property Use on Perdido Key

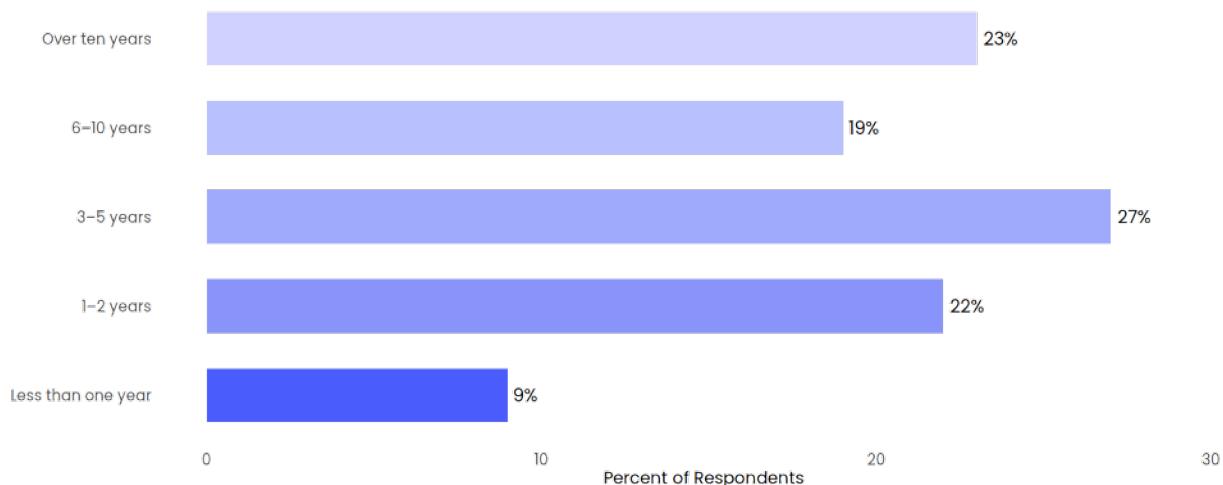


Q4 – Length of Property Ownership

How long have you owned your property on Perdido Key?

Perdido Key property owners represent a mix of long-term stakeholders and more recent arrivals. **A majority—69%—have owned property for more than three years**, including 27% for 3 to 5 years, 19% for 6 to 10 years, and 23% for over a decade. Meanwhile, **approximately 31% have purchased their property within the last two years**, suggesting a recent surge in purchases. This blend of tenure suggests a community that balances fresh investment with enduring ties, bringing both new energy and deep-rooted perspective to the island's future.

Q4 – Length of Property Ownership



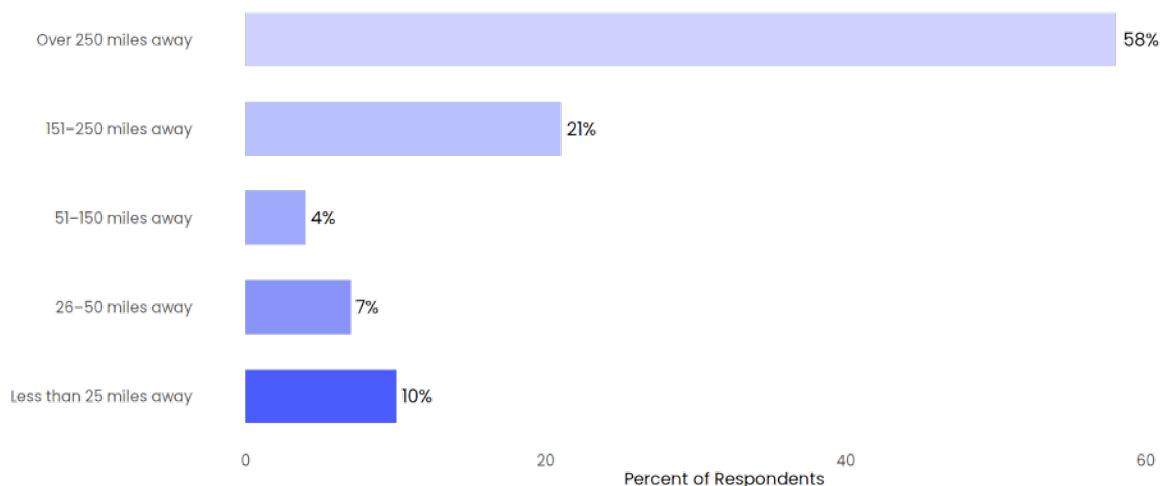
Q5 – Distance from Perdido Key (Non-Resident Owners)

How far away is your primary home from Perdido Key?

The vast majority of non-resident property owners (79%) live more than 150 miles away from Perdido Key, reinforcing the island's identity as a destination for second homeowners and long-distance investors. **A full 58% live over 250 miles away**, while just **10% reside within 25 miles** of the island, likely within Escambia County or neighboring areas.

This physical distance may shape how non-resident owners engage with local issues, infrastructure needs, and planning decisions, particularly for those who visit infrequently or rely on others to manage their property. It also highlights the importance of balancing local governance with the perspectives of a geographically dispersed ownership base. Based on property ownership research, non-resident property owners in Perdido Key represent at least 43 states and five countries.

Q5 – Distance from Perdido Key (Non-Resident Owners)



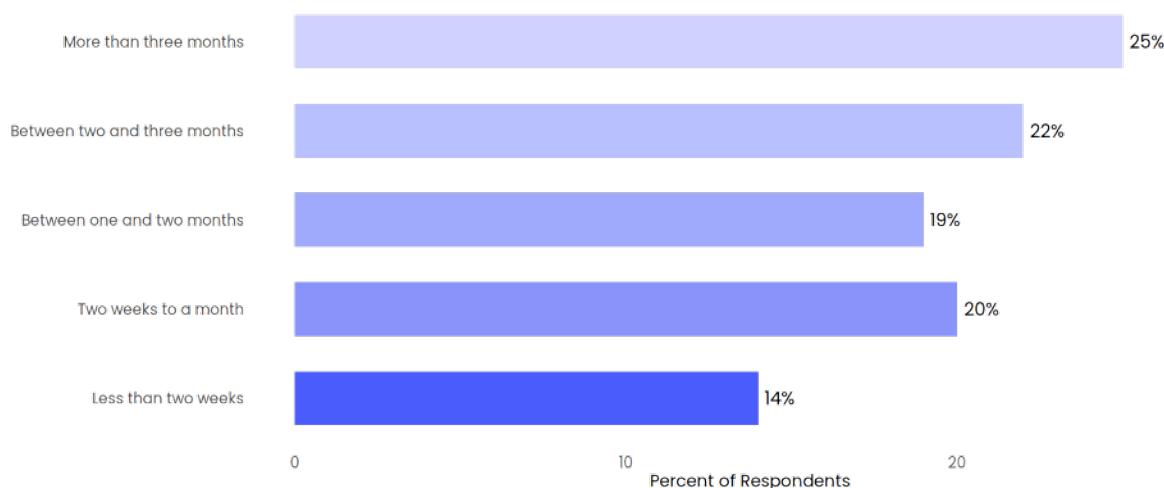
Q6 – Time Spent in Perdido Key (Non-Resident Owners)

How much time do you typically spend in the Perdido Key area each year?

Non-resident property owners display a wide range of visitation habits, from brief vacations to extended seasonal stays. **Nearly half (48%)** reported spending **more than two months each year** in the Perdido Key area, indicating a strong seasonal presence among many owners. Meanwhile, **one-third** visit **less than one month per year**, including a portion who stay for just a week or two.

These patterns reveal two distinct engagement profiles: some owners maintain a light-touch, tourism-oriented relationship with the island, while others invest considerable time living part-time in the community, supporting local businesses, participating in events, and maintaining a deeper connection to the area.

Q6 – Time Spent in Perdido Key (Non-Resident Owners)



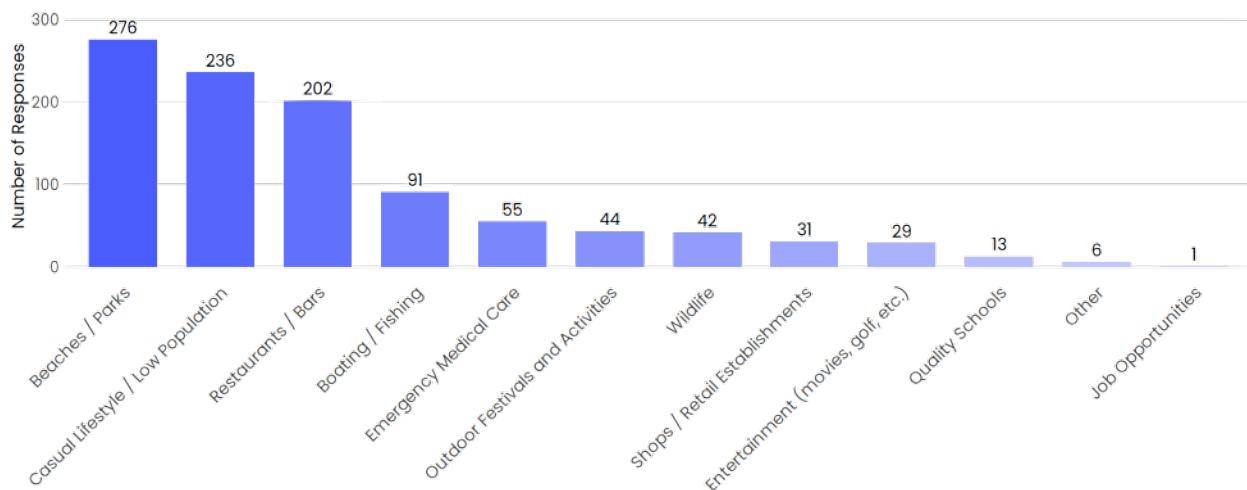
Q7 – Most Important Issues to Property Owners

What are the top three things in the local community most important to you and your family?

When asked to identify the top priorities most important to their household, property owners overwhelmingly emphasized quality-of-life features that define the character of Perdido Key. **Beaches and parks ranked highest, selected by 81% of respondents**, followed by **the casual lifestyle and low population density (69%)**, and **restaurants and bars (59%)**.

These responses reflect a clear desire to preserve Perdido Key's relaxed, natural atmosphere while supporting the amenities that make it enjoyable for both residents and visitors. Boating and fishing also drew notable interest, reinforcing the island's coastal appeal. A handful of respondents used the "Other" option to note infrastructure concerns, such as traffic congestion and road access, or to highlight lifestyle-specific interests, including golf and safety. Overall, the responses indicate a community that values a balance between preservation and enjoyment, as well as between nature and accessibility.

Q7 – Most Important Issues to Property Owners



Q8 – Preferred Types of Future Development

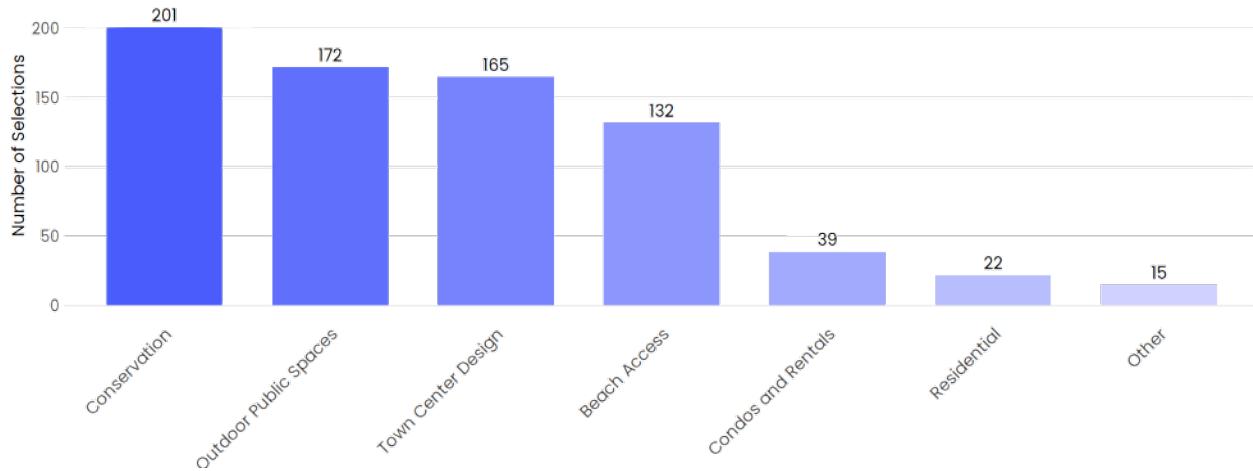
What type of future planning and development do you feel property owners and government should focus on for Perdido Key? (check all that apply)

Property owners shared a strong collective vision for the future of Perdido Key—one that emphasizes **community-oriented spaces** while respecting the island's natural environment. **A clear majority (71%) favored a public space or “town center” development approach**, with walkable outdoor areas, plazas, shopping, and dining. At the same time, **59% emphasized the importance of conservation**, signaling broad support for **low-impact, ecologically aligned development** that preserves the island's natural identity.

A smaller but still meaningful share (38%) prioritized improvements to beach access, pointing to a continued desire for public enjoyment of Perdido's most iconic natural feature. Only a limited number of respondents favored expanded residential subdivisions or vacation rentals, suggesting a preference for thoughtful, quality-driven growth rather than high-density expansion.

Together, these responses reflect a community that seeks **a livable, well-designed future**, not just more development, but the *right kind* of development that maintains Perdido's coastal charm while creating public value.

Q8 – Preferred Types of Future Development



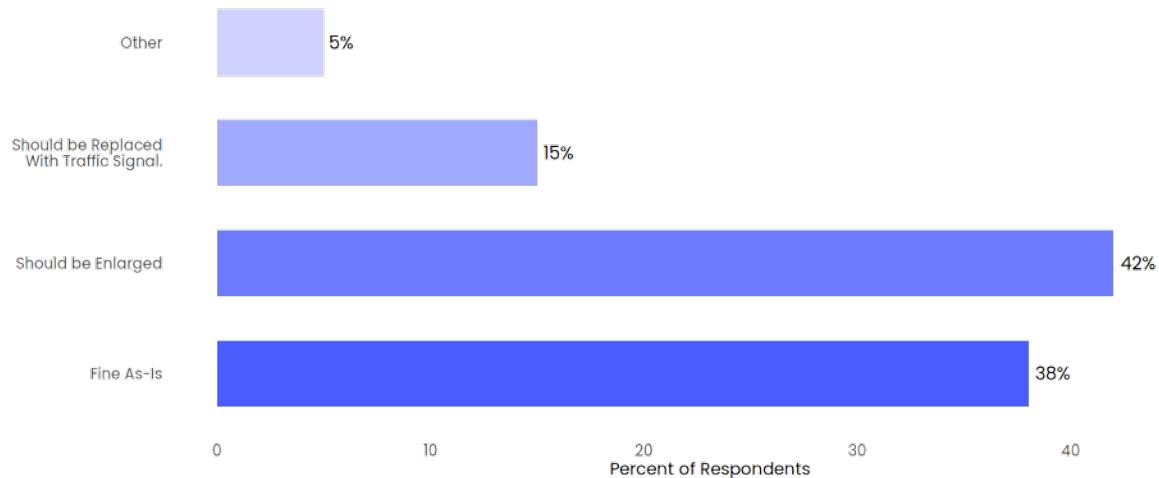
Q9 – Johnson's Beach Road Intersection

The Perdido Key Drive and Johnson's Beach Road intersection was modified within the past few years. What do you think about the intersection?

Property owners expressed clear concerns about the existing roundabout at the Johnson's Beach Road and Perdido Key Drive intersection. **A majority (61%, including relevant "Other" responses) believe it should be enlarged, modified, or perhaps even removed**, citing confusion, safety concerns, or poor functionality. **Only 38% felt the roundabout is fine as-is.** Just 15% supported replacing it with a traffic signal.

Among those who selected "Other," nearly all echoed similar frustrations with the current layout. Although preferences varied on exactly how the intersection should be improved, many comments emphasized the need for **better signage, clearer lane markings, and improved visibility**. These responses suggest that, while the concept of a roundabout is still supported, its current design is perceived as inadequate. **Even modest changes could significantly enhance safety and ease of use.**

Q9 – Johnson's Beach Road Intersection



Q10 – Options for Perdido Key Drive

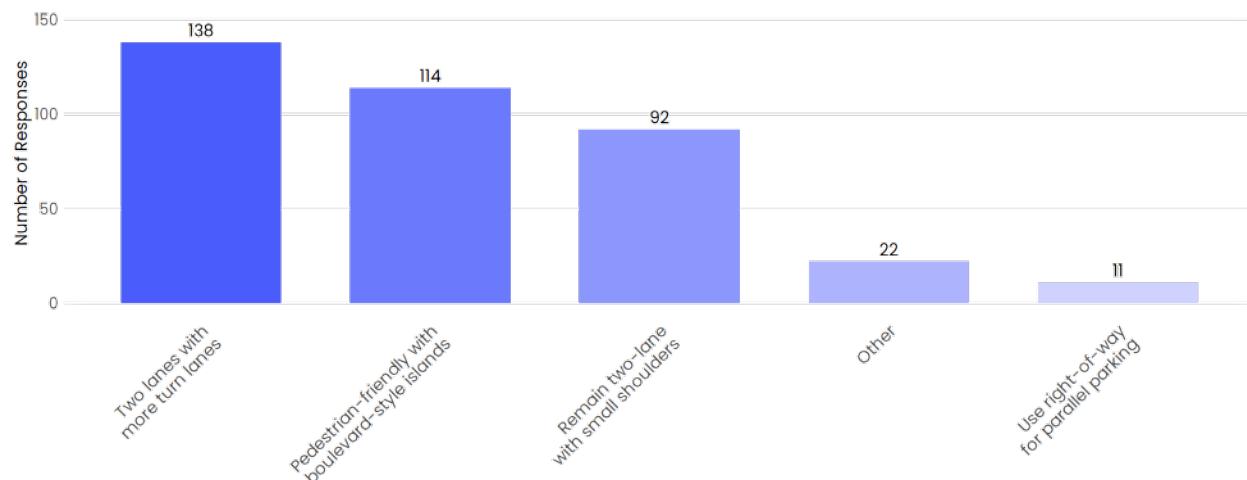
Perdido Key Drive is a two-lane road with occasional turn lanes maintained by the county. The right-of-way allows for changes and/or expansion. What do you think? (check all that apply)

A substantial majority of property owners believe **Perdido Key Drive needs thoughtful change**, with **75% expressing support for upgrades** to better serve residents and visitors. **Nearly 67% favored improvements such as additional turn lanes, pedestrian-friendly design features, and boulevard-style islands**, reflecting a desire for both functional and aesthetic enhancements that **prioritize safety and efficiency**. **Only 3% supported adding roadside parallel parking**, indicating limited interest in that specific strategy.

Among the 6% who responded with “Other,” most suggested widening the roadway to four lanes, especially in high-traffic areas. While a four-lane conversion of the road is a decidedly minority viewpoint, this feedback highlights the perception that **Perdido Key Drive needs to evolve to meet the increasing demands of usage**. Many comments raised concerns about seasonal congestion, traffic flow, pedestrian safety issues, and emergency access.

Taken together, these responses indicate a shared interest in **strategic, well-integrated roadway improvements**—ones that enhance mobility and safety while supporting the island’s long-term sustainability and livability. **Perdido Key Drive is a county-owned and county-maintained roadway, placing the responsibility—and the opportunity—for improvements squarely within the scope of Escambia County leadership.**

Q10 – Options for Perdido Key Drive



Q11 – Speed Limit on Perdido Key Drive

The current speed limit on Perdido Key Drive is 45 mph. Reduced speeds would benefit pedestrians and wildlife and allow options for alternative street-legal vehicles, while faster speeds might benefit drivers. What do you think?

Views on the current 45 mph speed limit reflect a balance between **preserving mobility and improving safety**. Perdido Key property owners are divided on whether the current **45 mph speed limit** strikes the right balance between mobility and safety. **A majority (55%) support reducing the speed limit**, either throughout the island or specifically within **busier commercial core areas**. Fewer than 3% favored an increase, and the remainder (42%) believe the speed limit should remain unchanged. Responses are further supported by traffic data, which shows a **30% increase in Average Annual Daily Traffic between 2020 and 2023** (FDOT).

Responses in the “Other” category further reflected a desire for **context-sensitive solutions**, such as slower speeds near pedestrian areas, beach accesses, or retail clusters, but maintaining higher speeds in less-trafficked stretches. Several respondents emphasized the importance of improved enforcement and roadway design (such as turn lanes and dedicated paths for alternative vehicles like golf carts) to complement or replace speed adjustments.

Taken together, the feedback points to a community preference for **safer, more walkable roadways**, particularly in areas where vehicle traffic intersects with local activity. Speed limit changes are likely best received when tailored to the distinct zones along Perdido Key Drive. Overall, the feedback supports a **balanced and flexible approach**—one that prioritizes **safety and multimodal access** while maintaining traffic efficiency for residents and visitors.

Q11 – Speed Limit on Perdido Key Drive



Q12 – Public Beach Parking During Peak Tourist Season

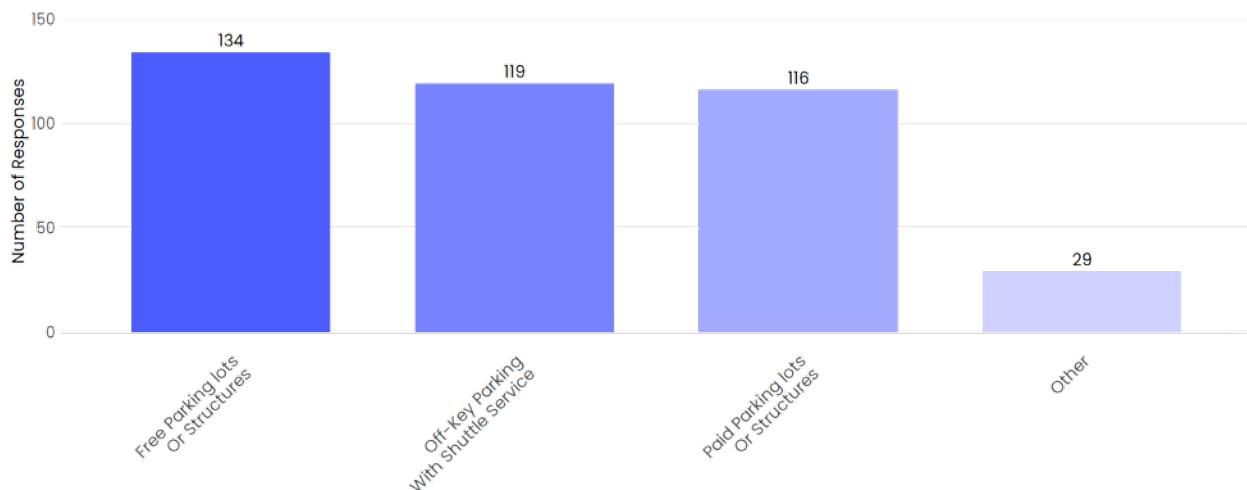
How should officials address Perdido Key and Public Access during peak tourist season? (check all that apply)

Property owners largely agree that **beach parking on Perdido Key needs improvement**, although opinions vary on the best way to achieve this goal. **A strong majority (68%) supports expanding parking capacity**, whether through **free or paid lots** or structured parking facilities. Additionally, **35% expressed support for off-island parking lots with shuttle or trolley service**, which could offer a potential solution to reduce congestion on Perdido Key Drive.

Among “Other” suggestions, respondents recommended **leasing and repurposing existing, unused concrete pads** as interim parking solutions while awaiting redevelopment, as well as exploring **partnerships with state and national parks** to subsidize parking at nearby public access points.

Comments reflected an underlying tension between **improving accessibility and maintaining the island’s natural character**. While many favor practical, low-impact solutions, others expressed caution about large-scale infrastructure that could alter the visual landscape or exacerbate traffic issues. Overall, the feedback suggests broad support for **thoughtful, community-aligned improvements** to beach access, especially those that prioritize function, preserve aesthetics, and respect environmental limits.

Q12 – Public Beach Parking During Peak Tourist Season



Q13 – Support for Paid Parking at Public Beach Accesses

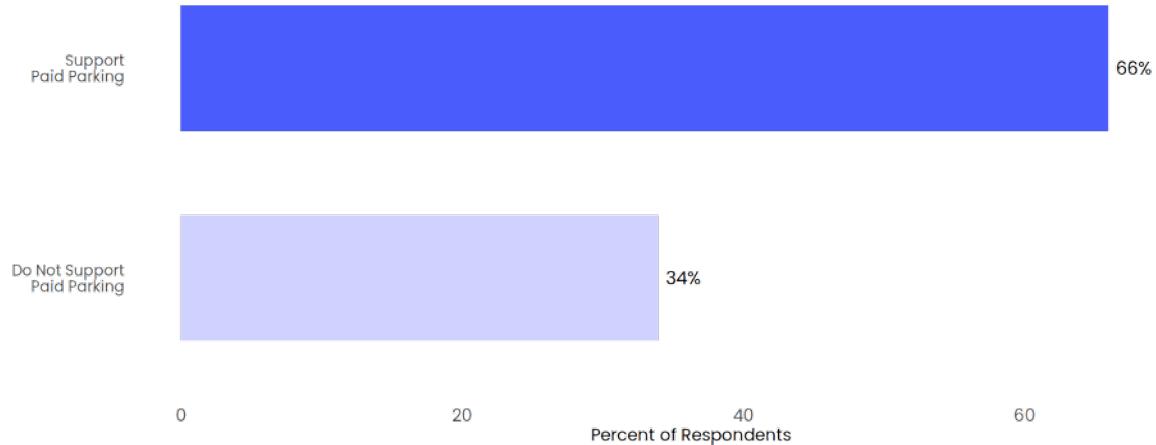
Do you support implementing paid parking for county public beach accesses on Perdido Key, as is common in many coastal communities? In many such communities, local residents and property owners are eligible for discounted or free parking permits.

Two-thirds of property owners support the implementation of paid parking at county-managed public beach accesses, provided that local residents and property owners are eligible for discounted or free parking permits. This aligns with practices in many other coastal communities.

Taken together with responses to the previous question (Q12), it's evident that **property owners view paid parking as a practical and acceptable tool** for managing peak-season congestion and ensuring access remains orderly and sustainable. While some remain opposed to the idea (34%), the data suggests a broad willingness to explore **revenue-supported solutions** that can fund infrastructure improvements while **preserving resident access and managing tourism impacts**.

With a clear majority open to the idea, especially if local property owners receive discounted or free permits, this presents an opportunity for elected leaders to explore **revenue-neutral or even revenue-positive solutions** without increasing the burden on taxpayers.

Q13 – Support for Paid Parking at Public Beach Accesses



Q14 – Facilities at Public Beach Accesses

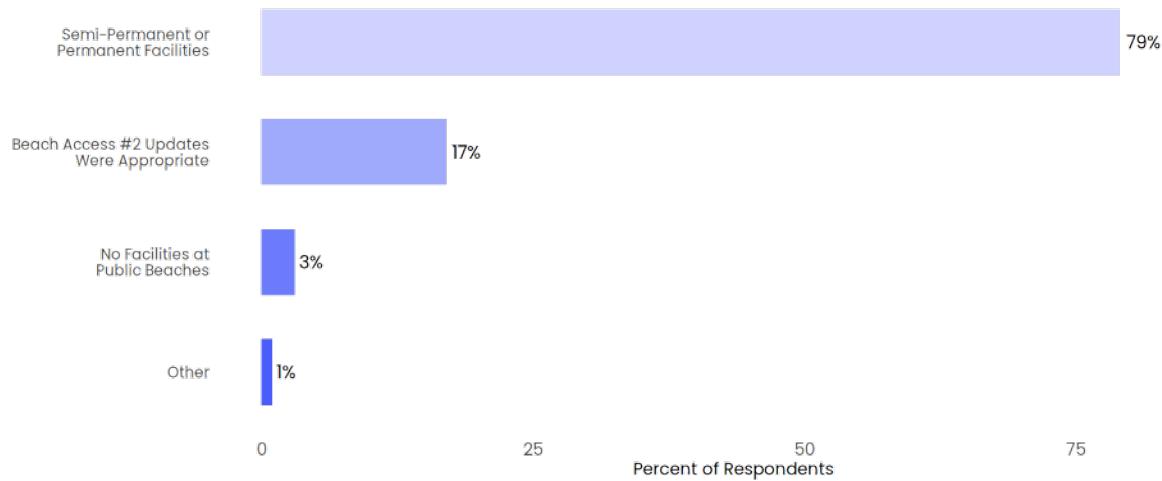
Beach Access #2 was recently renovated with a hard permeable parking lot, and the permanent restroom building was removed, replaced with porta-potties. What do you think?

Property owners expressed **strong dissatisfaction** with the recent renovation of **Escambia County Beach Access #2**, particularly with the replacement of permanent restrooms with portable toilets. **Only 17% supported the current approach**, while **a large majority (79%) believed public beach accesses should feature permanent or semi-permanent facilities**, consistent with the standards of other Panhandle beaches. Only 3% felt that no facilities were needed at all. These results reflect a clear community expectation for **high-quality, long-term infrastructure at public beach access points**, rather than temporary, portable solutions.

Additional comments echoed this sentiment, with many criticizing **porta-potties as unsanitary, insufficient, and out of place** for a heavily used public access point in a premier coastal destination. One suggestion called for **vault-style or durable restroom alternatives** that strike a balance between **environmental responsibility and visitor experience**.

A recurring theme was the **perception that Perdido's facilities fall short** when compared to nearby destinations, such as Pensacola Beach. These comments make clear that the Perdido Key community expects **higher-quality, permanent infrastructure** at public access points, with facilities that **reflect the island's stature as a premier coastal destination**.

Q14 – Facilities at Public Beach Accesses



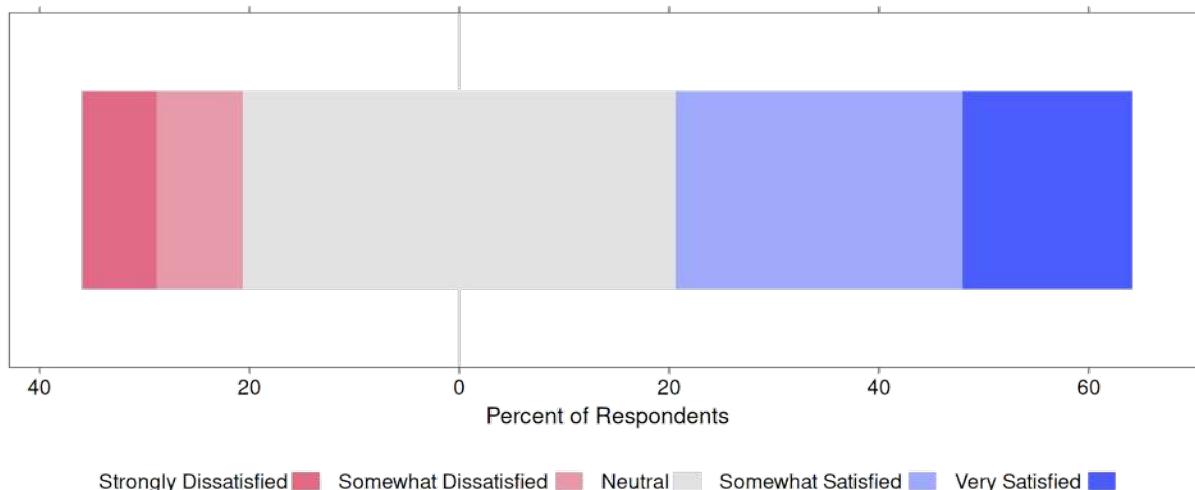
Q15 – Trash Collection at Public Beaches

How do you think the county is doing with trash collection service at Perdido Key Public Beach Access locations?

Satisfaction with trash collection at Perdido Key's public beach accesses remains lukewarm, with an overall score of **59 out of 100**. While **43% of respondents expressed a positive view**, **41% chose a neutral response**, indicating indifference or minimal engagement with the service.

Only a small share indicated clear dissatisfaction, but the overall sentiment suggests that trash collection is seen as **adequate but unremarkable**—a basic service that could be improved to better meet community expectations, especially during peak beach usage.

Q15 – Trash Collection at Public Beaches



Overall Score: 59 / 100

REMINDER: How to Read This Style of Chart

Responses are grouped from strong disagreement or dissatisfaction on the left (in red) to strong agreement or satisfaction on the right (in blue). The more intense the color, the stronger the sentiment. Grey represents neutral or ambivalent responses — those who neither agreed nor disagreed. This layout helps visualize how opinions shift across the spectrum of sentiment.

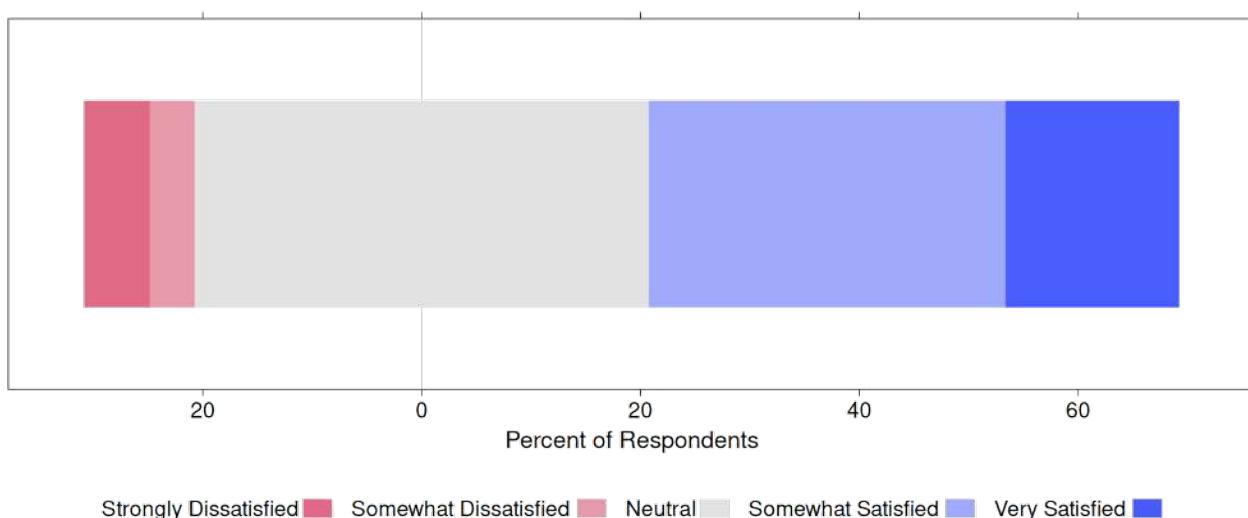
Q16 – Security and Rule Enforcement at Public Beach Accesses

How do you think the county is doing with security and rule enforcement services at Perdido Key Public Beach Access locations?

Perceptions of security and rule enforcement at Perdido Key's public beach accesses are mixed but lean slightly positive, with an overall score of **62 out of 100**. **Nearly half of the respondents (48%) expressed satisfaction**, while **42% offered a neutral response**, possibly indicating limited firsthand experience with enforcement, particularly among part-time or absentee owners.

The relatively small share of negative responses suggests that while serious concerns may not be widespread, there is room to **strengthen visibility and consistency in enforcement** to better align with community expectations.

Q16 – Security and Rule Enforcement at Public Beach Accesses



Overall Score: 62 / 100

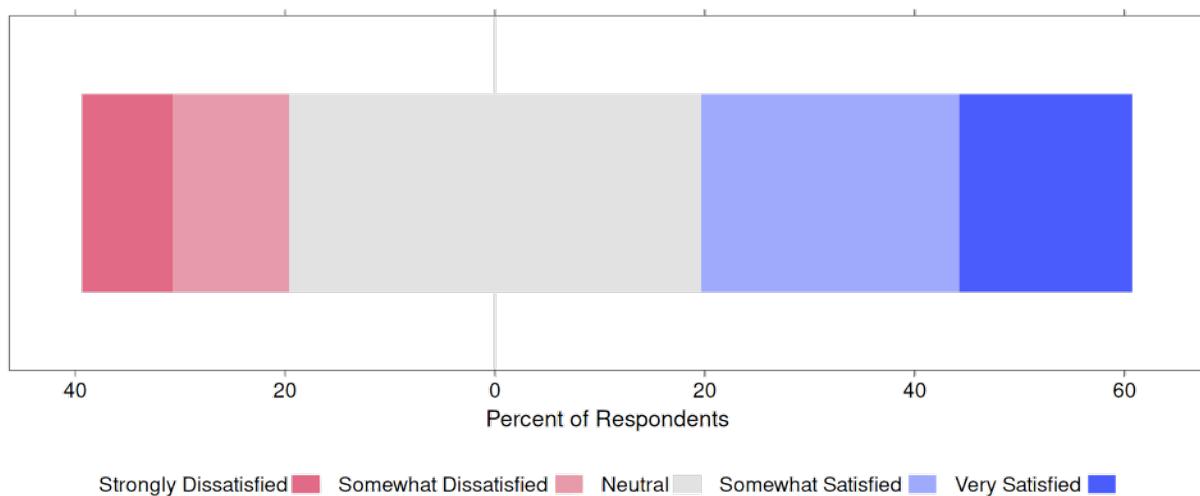
Q17 — Multi-Use Path Maintenance and Trash Collection

Thinking about the new Multi-Use Path, how do you think the county is doing with the trash collection and landscape maintenance along the path?

Public sentiment regarding maintenance and trash collection along the Multi-Use Path is also ambivalent, with an overall score of **57 out of 100**. **41% of respondents expressed satisfaction**, while **39% were neutral**, and the remainder expressed varying levels of dissatisfaction. While the path is still a relatively recent addition, these responses suggest that **upkeep may not be meeting community expectations** for such a visible public amenity.

This reflects a broader pattern seen throughout the survey: property owners are **eager to see consistent, high-quality maintenance of shared spaces** that reflect **the value of their contributions through taxes and fees**.

Q17 — Multi-Use Path Maintenance and Trash Collection



Overall Score: 57 / 100

Q18 — Support for More Public Beach Access Locations

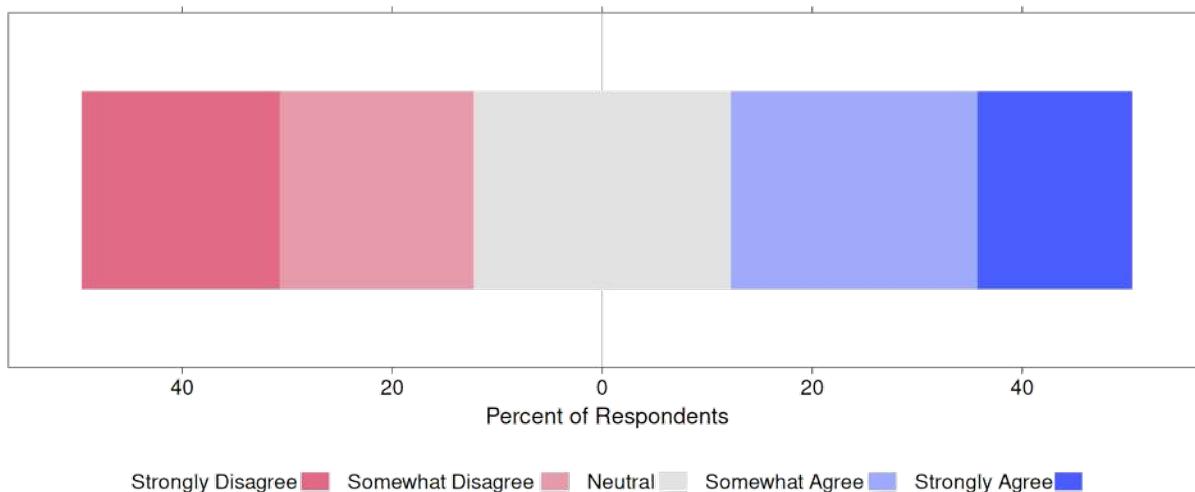
Do you think Perdido Key should have more public beach access locations?

Opinions are evenly split on whether Perdido Key needs more public beach access locations. **38% of respondents support adding more**, while a nearly equal share (37%) **believe the current accesses are sufficient**. The remaining **25% are neutral**, indicating that a significant portion of property owners do not see it as a priority or remain uncertain about the issue.

This close division suggests **no strong consensus**, with a slight lean toward maintaining the status quo. While some see value in expanding public access, many appear content with existing options or unconvinced that additional access points are a current priority.

As can be seen in other questions, the topic of beach access is less about quantity. **Instead, property owners take issue with the quality of existing beach access.**

Q18 — Support for More Public Beach Access Locations



Q19 — Satisfaction with Emergency Services (Fire, EMS, Rescue)

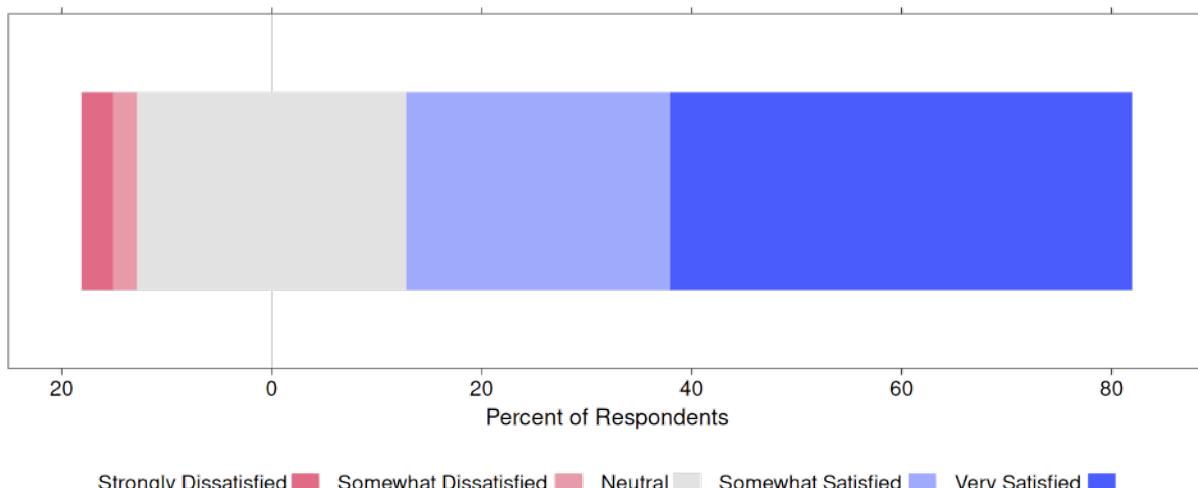
How satisfied are you with the level of protection provided by emergency services (fire, EMS, rescue)?

Emergency services received the highest satisfaction rating in the survey, with an overall score of **76 out of 100**. **Nearly 70% of respondents expressed satisfaction** with fire, EMS, and rescue services on Perdido Key, including a notably high share (44%) who reported being **“very satisfied.”** Another **26% responded neutrally**, and just 5% expressed any level of dissatisfaction.

These results suggest that most property owners have **a high level of trust and confidence** in the emergency response capabilities serving the island. The strong performance in this area stands out compared to other public services, reinforcing the value of continued investment in **emergency readiness and protection**.

Results are due in part to the fact that Perdido Key has a **dedicated fire station** geographically centered on the island. The next closest station is on Innerarity Point Road, just minutes away. Escambia County also recently increased coverage for water rescue and lifeguards during tourist seasons.

Q19 — Satisfaction with Emergency Services (Fire, EMS, Rescue)



Overall Score: 76 / 100

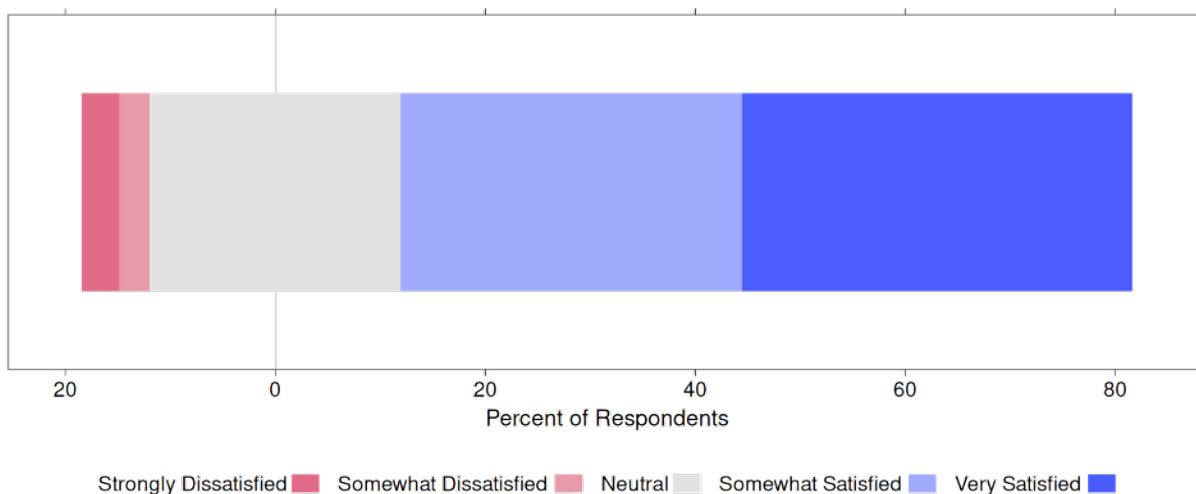
Q20 — Satisfaction with Law Enforcement Services

How satisfied are you with the level of protection provided by local and state law enforcement agencies?

Satisfaction with local and state law enforcement services on Perdido Key is also high, with 70% of respondents expressing satisfaction and only a small share reporting any level of dissatisfaction.

The overall score of **74 out of 100** places law enforcement among the **highest-rated public services in the survey**, just behind emergency services. **A quarter of respondents (24%) gave a neutral rating**, suggesting broad comfort with current law enforcement efforts and **limited concern or controversy** regarding public safety on the island.

Q20 — Satisfaction with Law Enforcement Services



Overall Score: 74 / 100

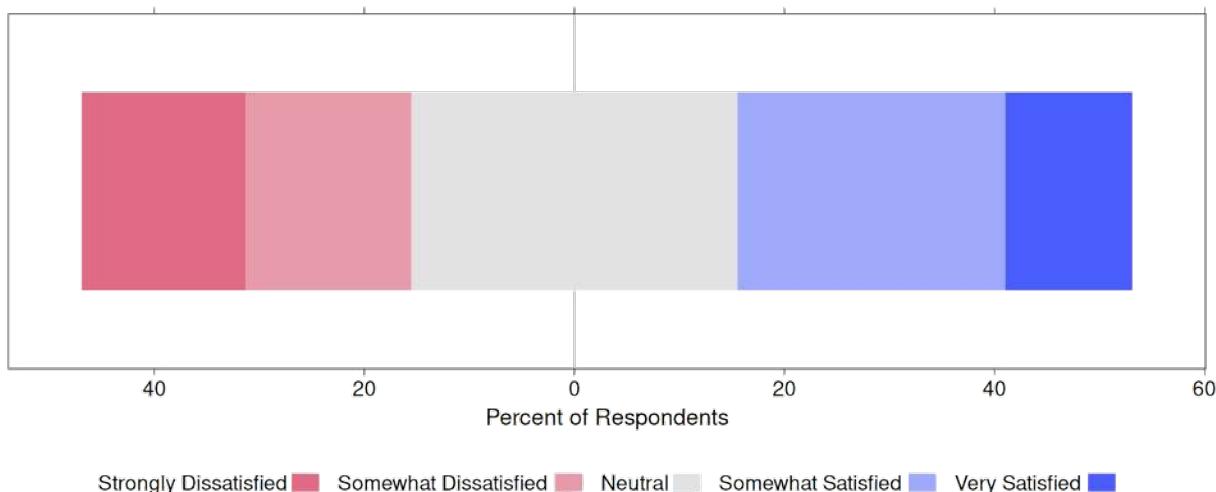
Q21 — Satisfaction with County and State Leadership

How satisfied are you with state and county leadership in recent years in addressing the needs and concerns of Perdido Key property owners?

Perceptions of elected leadership remain mixed, with a slight lean toward dissatisfaction. The overall score is **51 out of 100**, reflecting that **38% of respondents expressed satisfaction, 31% expressed dissatisfaction, and 31% remained neutral**. While these numbers indicate a modest improvement from previous years, they still suggest a **lack of confidence in how elected leaders address the needs of Perdido Key property owners**.

It's important to note that this question addresses both county and state leadership together. Local leadership changed in late 2024, and at the time of this survey, the newly elected official had been in office for only eight months. These results may reflect lingering frustrations from prior administrations, cautious optimism, or uncertainty about the new leadership's direction. The neutral responses are also notable, as many property owners are not registered to vote locally, which may contribute to a more reserved or less defined opinion.

Q21 — Satisfaction with County and State Leadership



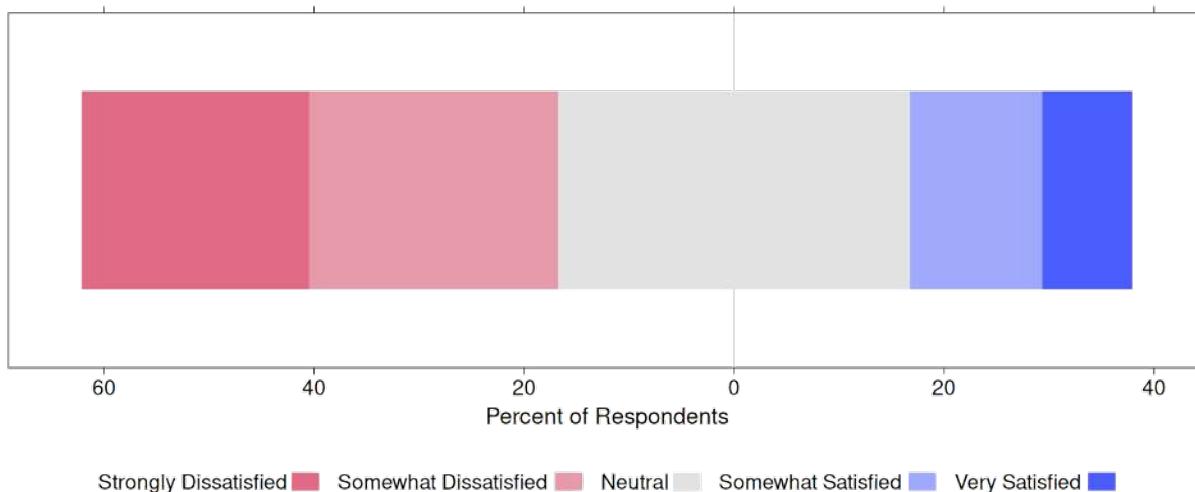
Overall Score: 51 / 100

Q22 — Satisfaction with Return on Tax Dollars

How satisfied are you with Perdido Key property owners receiving their fair share of amenities, services, and benefits in return for their tax dollars?

Only one in five property owners believes they receive their **fair share of amenities, services, and benefits** in return for the tax dollars they contribute, resulting in the **lowest satisfaction rating** across the entire survey, with a score of just 41 out of 100. A combined **45% expressed dissatisfaction**, while just **21% expressed any level of satisfaction**. This deep sense of inequity reflects a **longstanding concern within the community** and aligns with broader sentiments captured throughout the survey. For elected leaders and county officials, this result underscores an **urgent need to reassess how resources are allocated** to ensure that **high-contributing areas, such as Perdido Key, are not persistently underserved**.

Q22 — Satisfaction with Return on Tax Dollars



Overall Score: 41 / 100

Q23 — Aspirations for Future Projects and Infrastructure

If time and money were not factors, what projects or infrastructure would you like to see in Perdido Key?

While open-ended survey questions provide a platform for diverse feedback, the issues most frequently mentioned are likely the ones that respondents view as the most immediate or pressing concerns. It's important to note that just because topics like infrastructure and governance were mentioned less often doesn't mean they are any less important. Instead, they had not yet been covered in the survey, so they likely would not have been on respondents' minds. When a topic has been mentioned, respondents are then more likely to include it in their comments.

Nevertheless, Perdido Key property owners shared aspirational ideas for the island's future, unconstrained by time or financial limitations. Their responses reflect a strong desire for improved access, thoughtful development, and enhanced public amenities, underscored by consistent calls for balancing growth with environmental stewardship.

Top Themes Identified:

1. **Beach Access and Facilities (74 mentions)**
Property owners overwhelmingly prioritized improved **access to the beach**, including **more public parking, boardwalks, restrooms**, and beach-friendly amenities. There's a desire to reduce overcrowding and ensure residents and visitors alike can enjoy Perdido's shoreline. It is essential to note that respondents are not primarily concerned with increasing beach access, but rather with the quality of the existing beach accesses.
2. **Transportation and Roads (57 mentions)**
Calls for expanding or upgrading **road infrastructure** were common. Suggestions included **four-lane expansions, traffic mitigation**, modifications to **the roundabout**, and even **bridge improvements** to ease congestion and enhance resilience.
3. **Pedestrian and Pathways (40 mentions)**
Many residents want a more **walkable Perdido Key**, calling for **sidewalk improvements, pedestrian crossings**, and **safe, connected pathways** for walking and cycling. Existing crosswalks were often cited as **dangerous**.
4. **Public Spaces and Parks (36 mentions)**
Residents expressed a strong desire for more **green spaces, dog parks, playgrounds**, and **recreational trails**, spaces that foster community interaction and a love for nature.
5. **Restaurants and Retail (32 mentions)**
There's a consistent request for **more dining options, local shops**, and **essential**

services to reduce reliance on neighboring communities and keep dollars local.

6. **General Development (30 mentions)**

Some support limited **development** projects (e.g., resorts or boutique hotels), but these are often paired with concern for preserving Perdido Key's **small-town charm**.

7. **Community and Civic Centers (27 mentions)**

Many responses envision a walkable **town center** or **community gathering space**, including ideas like libraries, event venues, or multi-use civic buildings that serve both locals and seasonal residents. Such amenities can **attract new businesses to the area**.

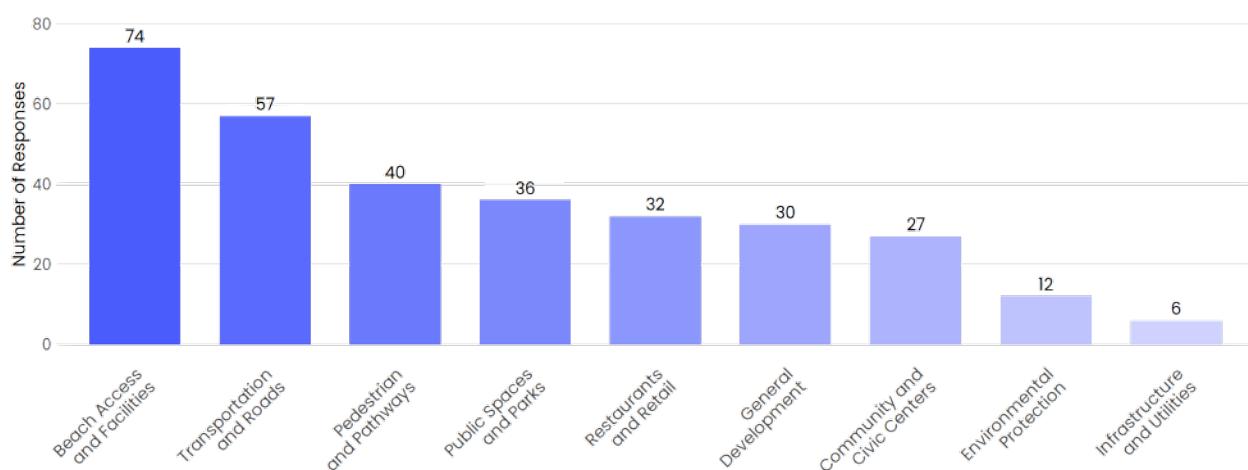
8. **Environmental Protection (12 mentions)**

Several residents emphasized the importance of **protecting dunes, wildlife, and natural areas**, cautioning against overdevelopment and advocating for conservation-based planning.

9. **Infrastructure and Utilities (6 mentions)**

A smaller subset highlighted needs like **stormwater drainage, flood mitigation, and underground utilities**, especially in light of storm vulnerability.

Q23 — Aspirations for Future Projects and Infrastructure



Q24 — Support for Underground Utilities via MSBU

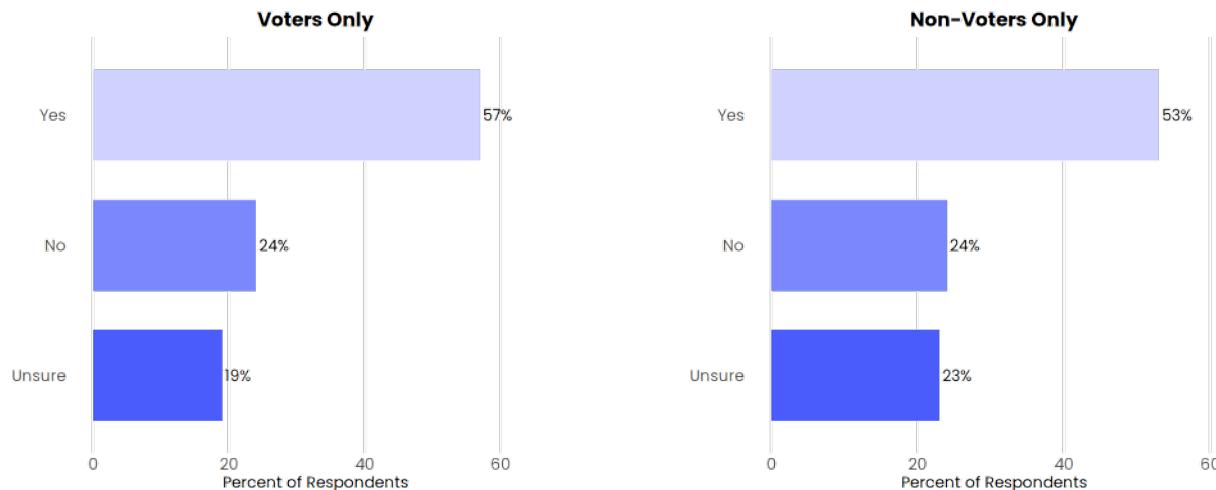
Community leaders researched a transition from overhead power lines to underground utilities. This change would storm-proof utilities and improve aesthetics but cost around \$20 million. To help fund underground utilities, a 10-year MSBU (Municipal Services Benefit Unit) could be established and added to your power bill. Would you be willing to pay an additional \$25 monthly for the next ten years to help make this happen?

A majority of property owners (54%) support creating a 10-year Municipal Services Benefit Unit (MSBU) to help fund the placement of underground utilities on Perdido Key. MSBUs are funding tools that voters can choose to approve, allowing property owners in a specific area to pay for public improvements through a shared cost.

Support is **strong across both voters (57%) and non-voters (53%)**, with both groups showing approximately **two-to-one support** for the proposal. About **one in five voters remains undecided**, while outright opposition remains relatively low.

Although only registered voters would ultimately be eligible to vote on such a measure under Florida law, the broad-based support across ownership types signals meaningful consensus. **The idea of underground utilities has been discussed for years**, especially following Hurricane Sally, when many residents were surprised that lines weren't buried during storm recovery. Findings suggest that **a well-structured MSBU proposal would likely garner strong community support if presented**.

Q24 — Support for Underground Utilities via MSBU



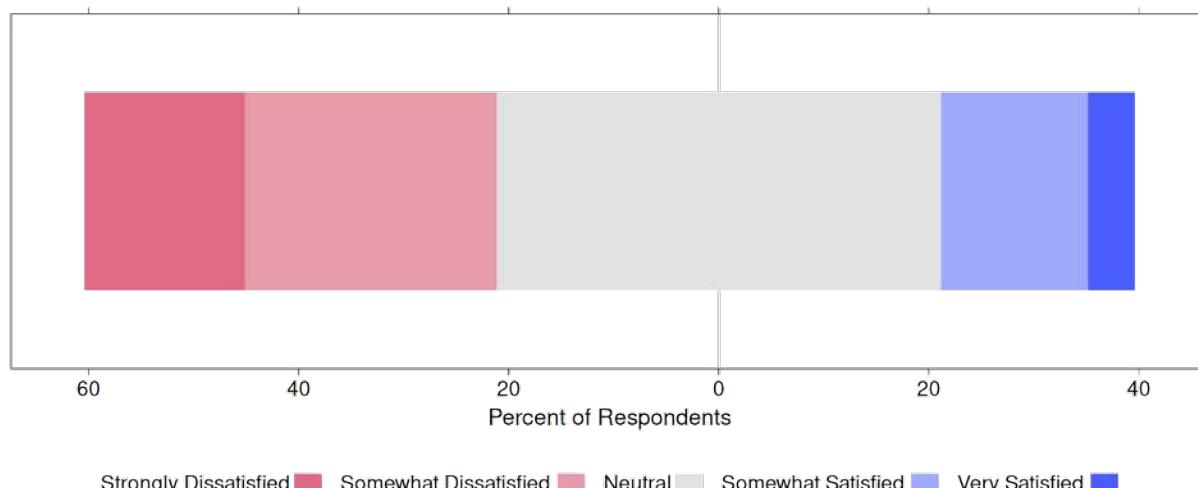
Q25 — Satisfaction with Traffic Flow and Safety North of Perdido Key

Over the past five years, significant development occurred north of Perdido Key, necessitating changes to traffic patterns and affecting the flow. How satisfied are you with the current safety conditions and traffic flow north of the key?

Property owners remain largely dissatisfied with traffic conditions north of Perdido Key, with an overall score of **42 out of 100**. **Only 18% of respondents expressed satisfaction**, while **39% reported dissatisfaction** and **43% were neutral**, a sign that many either haven't experienced the traffic firsthand or feel resigned to the issue.

This question focused on the area just north of the Key, where **rapid residential development, including a large apartment complex, significantly changed traffic patterns**. Although official traffic studies initially suggested minimal impact, many residents report worsening congestion and inadequate planning for increased volume. These findings reflect **low confidence in traffic mitigation efforts** and highlight **growing frustration** with the infrastructure north of the island, which directly affects daily access to and from Perdido Key.

Q25 — Satisfaction with Traffic Flow and Safety North of Perdido Key



Overall Score: 42 / 100

Q26 — Support for Proposed Offshore Fish Farm

Federal and State governments are considering a proposed large-scale fish farm in the Gulf, 26 miles south of Perdido Key and Pensacola Beach. The fish farm would be among the first of its kind. Do you support the construction of this fish farm?

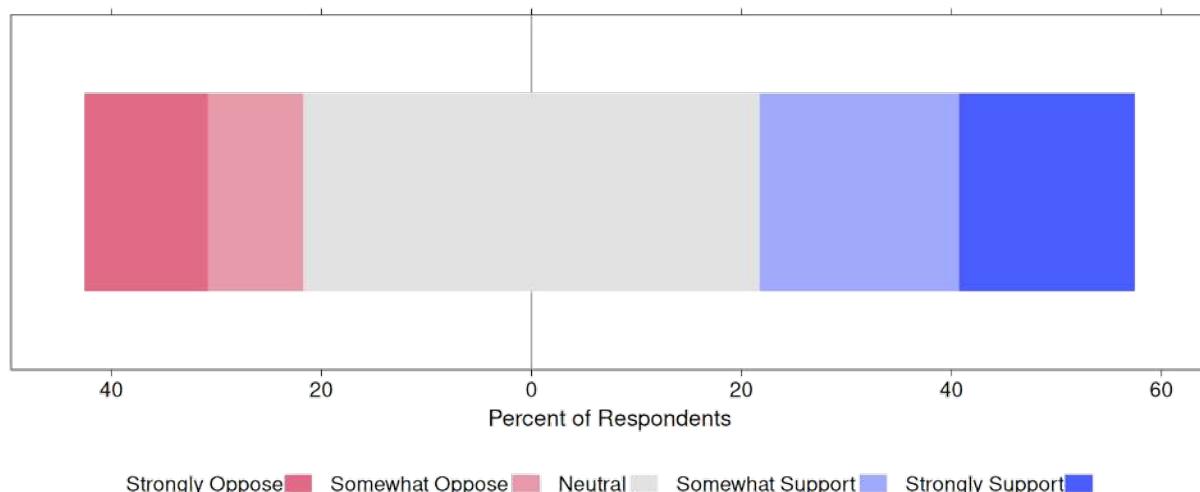
The proposed offshore fish farm located 26 miles south of Perdido Key received only modest opposition from property owners. Respondents were **71% more likely to support the project than oppose it**, with **a large share (44%) remaining neutral**, suggesting that many are either unfamiliar with the proposal or undecided about its implications.

While not a dominant concern, the project has attracted attention due to its scale and novelty—it **would be one of the first large offshore fish farms in U.S. waters**. Federal regulators have approved the release of nutrient-rich wastewater from the site, including fish waste, into the surrounding Gulf waters.

Because large offshore farms like this are new to U.S. waters, the **environmental impacts of concentrated fish waste** at this scale remain uncertain. **Scientists have raised concerns** about possible harm to water quality, harmful algal blooms, and the **endangered Rice's whale** (with fewer than 100 individuals left worldwide), which is especially vulnerable to disruptions in its habitat.

Nevertheless, these survey results suggest that most property owners are either cautiously supportive or awaiting further information before forming a firm opinion.

Q26 — Support for Proposed Offshore Fish Farm



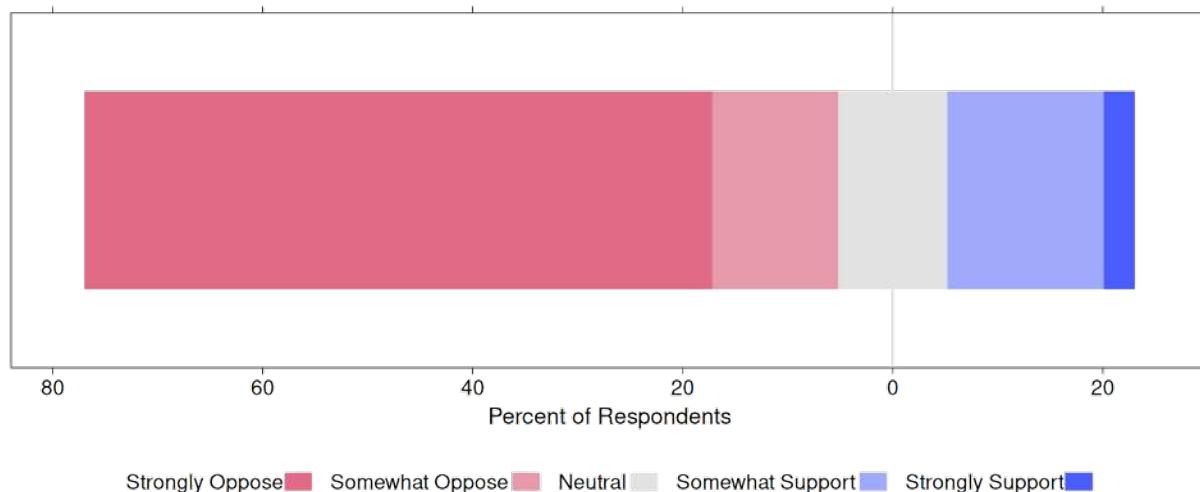
Q27 — Support for Oil and Gas Infrastructure Near Perdido Key

Do you believe oil and gas infrastructure (such as drilling platforms or energy pipelines) should be allowed in the Gulf near Perdido Key?

A substantial majority of property owners (72%) oppose oil and gas drilling in the Gulf near Perdido Key, making this one of the most **polarizing issues in the survey**. Only **18% expressed support**, while **just 10% remained neutral**, indicating that most respondents have a clearly formed opinion on the matter.

Although offshore drilling is currently prohibited in Florida state waters and federally protected through at least 2032, **these restrictions are not permanent**. The survey results reflect **firm and widespread local opposition**, signaling that any future attempt to allow drilling near Perdido Key would likely face **significant community resistance and concern over environmental impact**.

Q27 — Support for Oil and Gas Infrastructure Near Perdido Key



Q28 — Support for Incorporating as the Town of Perdido

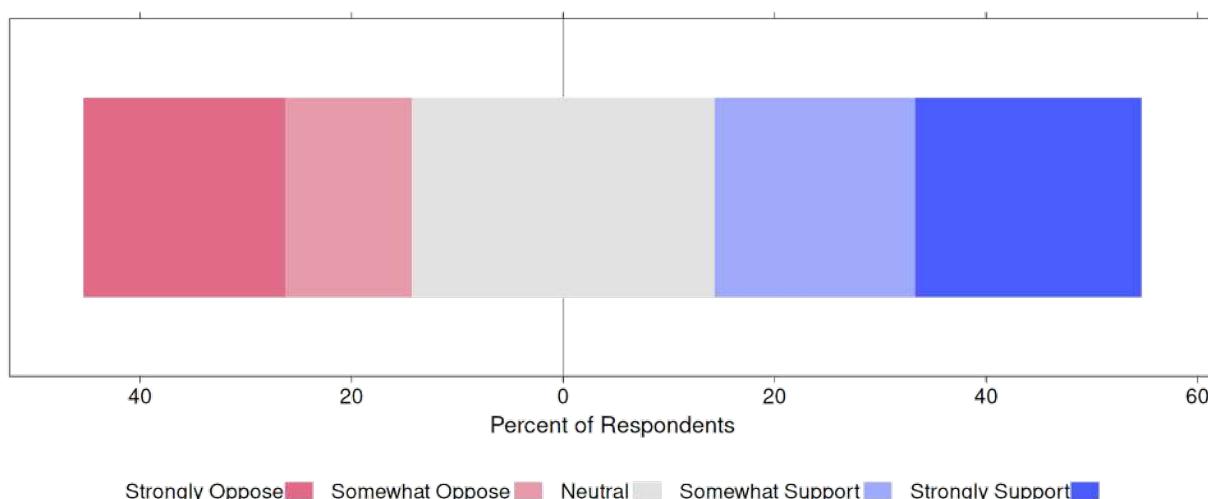
There was recently an effort to allow citizens to vote on incorporating the greater Perdido area, including Perdido Key, as the Town of Perdido. Perdido Key's Florida State Representative did not take the initiative to Tallahassee. By state statute, such a vote would be among local registered voters in the Perdido area. Regardless of your eligibility to vote, where would you stand on creating a Town of Perdido?

When asked about the effort to incorporate the greater Perdido area, including Perdido Key, as the Town of Perdido, **a plurality of property owners expressed support**. Overall, **40% were in favor**, **29% were neutral**, and **31% were opposed**. Among those who took a clear position, 57% supported the initiative and 43% opposed it — meaning respondents were about 30% more likely to support than oppose.

While **the decision would ultimately rest with registered voters**, the responses show majority support among both voters and non-voters. **Among voters, 56% supported incorporation**, **29% opposed**, and **15% were neutral**. Notably, voters were far less likely to be undecided, suggesting stronger engagement with the issue. Among non-voters, support and opposition were more evenly split, **but a larger share (34%) remained neutral**, reflecting less familiarity or certainty about the proposal. However, non-voters also tended to show support.

These results suggest that while some property owners are still forming their opinions, especially non-voters, **there is solid support for incorporation** among those most likely to participate in a future vote. The findings suggest an opportunity for outreach and education on the reasoning behind local governance in preserving the community identity.

Q28 — Support for Incorporating as the Town of Perdido



Q29 — Vision for the Future of Perdido Key

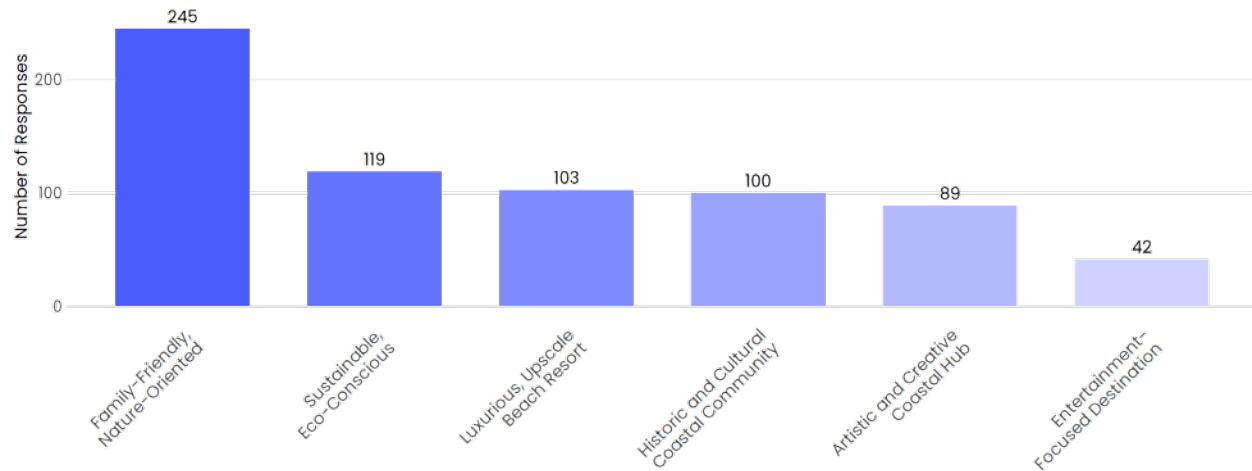
Thinking about the future of Perdido Key, which of the following visions best aligns with your hopes for the community? (check all that apply)

When asked which future vision best aligns with their hopes for the community, property owners **overwhelmingly reaffirmed** a long-standing identity: **72% selected “A Family-Friendly, Nature-Oriented Beach Community,”** the same description identified more than a decade ago during the development of the Perdido Key Master Plan. This enduring alignment reinforces the view that most property owners value Perdido Key not as a resort or party destination, but **as a quiet, natural, and family-focused place to live, visit, or invest in.**

Other visions received modest support, with **35% identifying with “A Sustainable, Eco-Conscious Community”**, showing meaningful interest in environmental stewardship as a guiding principle for future planning. In contrast, only **12% hoped to see Perdido Key become a “Vibrant, Entertainment-Focused Destination”**, underscoring a strong community preference for preservation and balance over tourism-driven expansion.

Together, these results offer clear guidance: property owners continue to prioritize **natural beauty, family-friendly, low-density living, and local community values** as core to Perdido Key’s future.

Q29 — Vision for the Future of Perdido Key



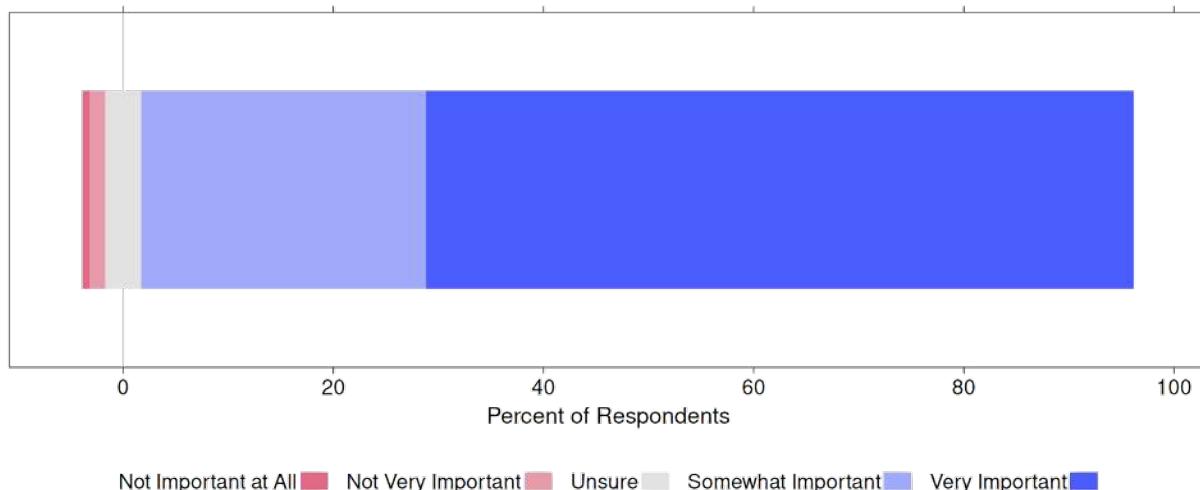
Q30 — Importance of the Perdido Key Association

How important is it to have a dedicated organization like the Perdido Key Association working to represent the interests of Perdido Key property owners and protect the character of our island?

An overwhelming **94% of property owners** said it is important to have a dedicated organization like the **Perdido Key Association (PKA)** working to represent their interests and preserve the island's character. **Two-thirds (67%) rated it “very important,”** underscoring strong community support for PKA's role as an advocate and steward of Perdido Key's future.

This result reaffirms the value of organized, community-driven leadership in shaping local policy, monitoring development, and preserving the unique qualities that define the island.

Q30 — Importance of the Perdido Key Association



Q31 — Information Follow-Up

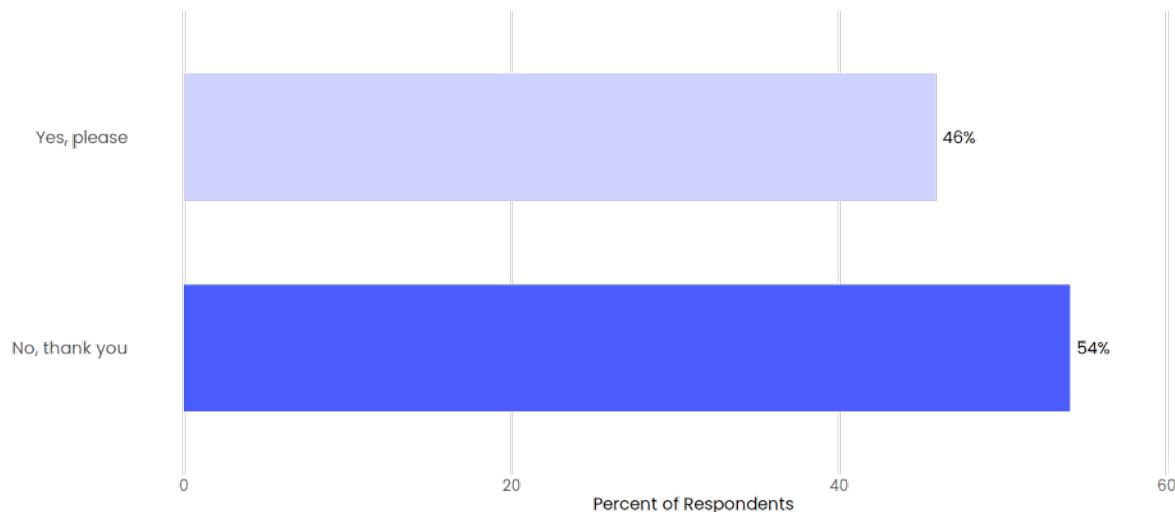
The Perdido Key Association invites you to partner with them. Would you like us to send you information on the organization and how to join?

At the conclusion of the survey, respondents were invited to receive more information about **joining or renewing membership with the Perdido Key Association (PKA)**—a nonprofit organization that represents property owners and advocates on issues affecting the island.

Nearly half of all respondents (46%) expressed interest in learning more, indicating strong potential for deeper community engagement and support for PKA's ongoing work.

This level of interest presents a significant opportunity to **expand participation**, enhance advocacy efforts, and reinforce shared goals regarding preservation, planning, and quality of life on Perdido Key.

Q31 — Information Follow-Up



Conclusion

The **2025 Perdido Key Property Owner Survey** provides a comprehensive and timely snapshot of the perspectives, priorities, and concerns of those most directly invested in the island's future. Across a wide range of topics—from infrastructure and development to governance and environmental stewardship—property owners expressed a consistent desire to **preserve Perdido Key's character** while addressing the challenges of growth, access, and long-term resilience.

The results highlight a community that values **low-density living, natural beauty, and family-friendly amenities**, with strong support for improvements to **existing public beach access points, walkability, and emergency services**. At the same time, many voiced **frustrations with representation**, inconsistent planning, and the **return on tax dollars**. Issues like underground utilities, redesigned roadways, and community gathering spaces received notable support, signaling a desire for long-term, thoughtful investment. Owners even expressed interest in **more localized governance**.

While topics such as **speed limits** and **paid parking** generated more divided opinions, the survey reveals an overall readiness to **engage and shape the community's future**. Nearly **half of the respondents expressed interest in learning more about the Perdido Key Association**, reaffirming the importance of strong local advocacy and leadership.

As local officials and community leaders consider their next steps, these findings offer a clear message: residents are seeking **intentional, transparent decision-making** that respects both the natural environment and the **community's long-standing "small town" values**.

The survey highlights several areas—such as beach facilities, public infrastructure, and planning transparency—where property owners are clearly expressing a desire for meaningful change. These aren't just frustrations; they represent **actionable opportunities for decision-makers** to align with community sentiment and deliver visible, lasting improvements. By addressing these concerns, leaders can foster trust, demonstrate responsiveness, and contribute to a stronger, more resilient future for Perdido Key.

Acknowledgements

The 2025 *Perdido Key Owners Survey* was made possible through the combined efforts of many individuals and organizations.

We extend our gratitude to the **Perdido Key Association Board** and all members of the organization whose commitment and support ensured this project's success.

Special thanks go to **Opal Research** for their expertise in survey design, abundant research, and fieldwork, as well as for preparing the analysis and report.

We also thank **Envision Perdido** for their assistance with community research and for helping to identify and reach property owners across the area.

A special thank you to local photographer **Jeff Schroeder** for providing all cover photographs.

Most importantly, we thank the **property owners** who took the time to share their perspectives in this year's survey. Your participation provides the foundation for a stronger and more informed community.

**PERDIDO KEY
ASSOCIATION**

Envision
perdido

**Opal
Research**



