



Matlacha/Pine Island Fire Control District

5700 Pine Island Road, Bokeelia, FL 33922
Phone: 239-283-0030 Fax: 239-283-3313

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5-Year Plan/Facilities Report

2024-2029



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History of the Matlacha/Pine Island Fire Control District:

In April of 1960, the beginnings of the Matlacha/Pine Island Fire Control District came to fruition in what is now the Great Licks Ice Cream Shop in Matlacha. Back in 1960, it was the Sunset Tackle Shop Garage owned by Bill Champine, the first Fire Chief of Pine Island. Chief Champine was joined by Gary Parker, whose family started Parker's Hardware at what is now the Subway Plaza. The Department was run out of Chief Champine's garage in Matlacha for many years. A few short years later in 1963, Marty Slater (Champine's stepson) became the Chief.

On July 10, 1963 during Chief Slater's tenure, the State of Florida signed into law the codification Chapter 63-1558, House Bill No. 2294, creating a fire district in Matlacha and Pine Island.

At that time in 1963 the members of the Fire Board were: Chairman Ted Smith, Marty Slater, Gary Parker, Truman Wheeler, Hubert Mascoe, and Clarence Hansel. The board purchased a 1941 Cadillac hearse from Englehardt Funeral home in Ft. Myers to be used as an ambulance. The ambulance service sold tickets for \$3.00 to finance the service and there was no charge for the ambulance if you had prepaid for a ticket. The ambulance personnel in those days had no formal medical training other than Red Cross or Boy Scout training. \$5.00 tickets were also sold for fire protection

Different types of fund raisers were held through the 1960s and early 70s from chicken fries in Matlacha to turkey shoots at what is now The Nestings, a subdivision behind the current Fire Station 1. Chief Slater guided the building of "brush buggies" from military surplus vehicles. There were 18 surplus military vehicles that were scavenged to put together a handful of "brush buggies." This work of designing and building the "brush buggies" and fire engines continued for many years through the dedication and talents of several mechanics including: Burford, Frank Clay, and Dale Jedlick.

In 1976 in celebration of the Bicentennial and in an attempt to raise money and awareness for the Department, members of the Department with the assistance of then Chairman of the Lee County Commission, Doug Taylor, decided to "secede" from Lee County. Many good stories were written in the News-Press by now world renowned author Randy White, about the "secession" of Pine Island from Lee County. Two cannons were purchased from the Tennessee Gunworks to fire tennis balls at residents from Sanibel, who were "attacking" by boats from the south. Firework shows and dances at Matlacha Park were also some of the events used to build revenue for the District during Fourth of July celebrations.

Chief Marty Slater was extremely influential in the building and recruitment of personnel for the Department. He started a Firematics competition team from young men on the island for a twofold reason: to recruit people to be firefighters and to give the young men a direction in life. The



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firematics team competed throughout the State of Florida in timed events ranging from bucket brigades to ladder climbing. They were very successful in winning most of the competitions statewide. Some team members (from Gary Parker's memory) included: Clint Simmons, Larry, Crosey, Ronnie Fields, Mike Zubal, Petey Meiers, Skip Reynolds, Pete Suto, Olin Thomas Sr., Olin Thomas Jr., Bobby Holloway, Tim Larrimore, Buckshot Thompson, Bruce Thompson, and several other members whose names cannot be remembered.

The Matlacha/Pine Island Fire Control District protects approximately 45 square miles. The geographical areas we provide services to include: Bokeelia, Pineland, Pine Island Center, St. James City, Matlacha, Matlacha Isles, and Cape Royal. The District provides many services including fire suppression, Basic and Advanced Life Support in conjunction with Lee County EMS, rescue services, vehicle extrication, fire inspections, fire prevention programs, public education, and boat operations. Our coastal island has approximately 10,000 residents year round and over 20,000 during the winter months.

Fast forward to 2024 the district has grown since 1963. The district now operates four full time 24-7 staffed fire stations that provide fire protection, and basic/advanced life support to the community. In addition, the district currently holds a 4/4X ISO rating.

One big accomplishment was starting the advanced life support program in 2023. The district has 16 Florida State paramedics. The district is providing advanced and basic life support with the oversight of the department's medical director.



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Facilities:

Administrative Building/ Station 1

5700 Pine Island Rd,
Bokeelia FL 33922

- 6,789 square foot office building with meeting room, repair shop and fire station
- Wood/concrete/metal construction
- Staffed by 6 administrative employees.
- Staffed by 3-4 fire suppression employees.
- LCEMS has a medic unit housed at this station

Station 2

5015 Stringfellow Rd
St. James City, FL 33956

- Build in 1975
- 2,138 square foot fire station
- Metal building
- Staffed by 2 fire suppression employees.

Station 3

14861 Stringfellow Rd.
Bokeelia, FL 33922

- Build in 2009
- 5,727 square foot fire station
- Concrete block construction with metal roof (Hurricane rated)
- Staffed by 2-3 fire suppression employees.

Station 4

3500 SW Pine Island Road
Cape Coral, FL 33991

- Build in 2019
- 3,433 square foot fire station
- Concrete block construction with metal roof (Hurricane Rated)
- Staffed by 2-3 fire suppression employees

See Appendix A for a legal description of all facilities.



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5-Year Future Facilities:

1. FY2023-2024 - Nothing planned.
2. FY 2024/2025- Nothing planned.
3. FY 2025/2026 - Nothing planned.
4. FY 2026/2027 - Nothing planned.
5. FY 2027/2028 - Nothing planned.
6. FY 2028-2029 - Nothing planned.

Facilities the District Plans to Build, Improve or Expand Over the next 7 Years:

Nothing is planned at this time.

Facilities The District Plans to Replace over the Next 10 Years:

1. The District purchased two additional acres (2023) adjacent to Fire Station 2 for a fire station rebuild. The Station was originally built in 1975 and needs replacement to better accommodate the community and district needs. The district is planning on going out for RFP/RFQ for architecture, finance, and construction in 2024. It is anticipated that the station should be replaced within the next 3 years. This is depending on financing, budget, construction availability, etc.. The capacity of the new building will be a fire station that is hurricane rated that will be a similar facility to Fire Station 4. In addition, the new facility has a recommended helicopter landing zone.
2. Light discussion over the last years have been to replace Station 1. No official actions have been taken by the board. However, Station one is the oldest facility within the district and houses administration and fire suppression staff. In addition, over the years the station had significant damage sustained by hurricanes. No anticipated time can be provided for a replacement at this time.

Note:

The demand/capacity on all stations is providing a vital service to the community by providing fire suppression and medical services. The demand for service increases every year with the call volume rising and public outreach growing.



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Equipment:

Fire Apparatus-

2001 Cyclone II Pumper CO34 E-150	2017 E-One Pumper E-153
2017 E-One Pumper E-151	2019 E-One Pumper E-154
2021 E-One Pumper E-152	

Brush Trucks-

1980 AMGE Humvee Spare Brush	1987 INTERNATIONAL BRUSH VEH B-151
2007 Ford F250 B-154	
1994 INTERNATIONAL BRUSH VEH B-153	1996 STEVENSON BRUSH VEH (being built)

Staff Vehicles-

2017 Chevy Tahoe PI-1	2020 Chevy Equinox PI-6
2018 Chevy Tahoe PI-3	2023 Chevy Silverado 1500 PI-2

Other-

2001 Tanker T-151	2022 Chevy Silverado 2500 R-151
2019 Chevy Silverado Capt-150	2019 24ft Carolina Skiff M-151
2022 Polaris Ranger Side x Side S-151	2019 Freedom 26' Fire Boat M-156

5-year Plan for Future Equipment:

1. FY2023-2024 - See approved MPIFCD budget
2. FY 2024/2025- Replace Admin vehicle (PI-1) for estimated \$55,000
Active Shooter Equipment \$20,000
PPV Fans \$25,000
3. FY 2025/2026 - Replace Admin vehicle PI-2) for estimated \$ 55,000
Ultrasound (EMS) \$15,000
4. FY 2026/2027 - Two Apparatus replacement (E-151 and E-153) for estimated \$800,000
5. FY 2027/2028 – Generator station replacement (Station 3) \$100,000



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Brush Truck replacement (B-151 and B-153) \$200,000

6. FY 2028/2029 – Fire Apparatus replacement (E-154) for estimated \$500,000
New Air packs and bottles \$150,000



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Personnel:

The District has the current staffing levels:

- 1- Elected officials (Board of Fire Commissioners) (5)
- 2- Fire Chief (1)
- 3- Assistant Chief of Fire (1)
- 4- Assistant Chief of EMS (1)
- 5- Finance Manager (1)
- 6- Administrative Assistant (1)
- 7- Fire Inspector (1)
- 8- Maintenance Technician (1)
- 9- Captain (3)
- 10- Engineer (12)
- 11- Firefighter (19)

5 -Year Plan for Future Staffing

- | | | |
|----|----------------|---|
| 1. | FY2023-2024 - | Nothing planned |
| 2. | FY 2024/2025- | Three additional fire suppression/EMT/Paramedic |
| 3. | FY 2025/2026 - | Nothing planned |
| 4. | FY 2026/2027 - | Three additional fire suppression/EMT/Paramedic |
| 5. | FY 2027/2028 - | Nothing planned |
| 6. | FY 2028/2029- | Three additional fire suppression/EMT/Paramedic |



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Revenue:

Current Year's Revenue- FY 2023/2024
General Fund- \$8,899,107
Impact Fees- \$25,000

5-Year Prediction for Future Revenue:

1. FY2024-2025
General Fund- \$8,133,107 (8.6 % decrease)
Impact Fees- \$25,000 same
2. FY 2025/2026
General Fund- \$8,940,433 (9.9 % increase)
Impact Fees- \$25,000 same
3. FY 2026/2027
General Fund- \$9,828,414 (9.9 % increase)
Impact Fees- \$25,000 same
4. FY 2027/2028
General Fund- \$10,805,113 (9.9 % increase)
Impact Fees- \$25,000 same
5. FY 2029/2030
General Fund- \$11,874,819 (9.9 % increase)
Impact Fees- \$25,000 same

The district will continue to use ad valorem tax assessments and impact fees for permitted purposes. The district will continue to seek grants, etc. to fund projects.

The district continues to collect ad valorem revenue as its primary source of income. The Board of Commissioners and Command Staff have developed a culture of fiscal responsibility, and they will reevaluate the financial stability of the district each year and make only those additions which they feel are both vital to the District's operations and financially sound for the future.

The above illustrated 5-year predictions may vary especially with the impact that Hurricane Ian had on the district and the unknown property values within the fire district. These are the latest numbers from the district (publicly held) workshops. The District holds annual budget workshops to re-evaluate ad-valorem taxes.



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Appendix A

CENTER FIRE STATION

STATION#1

ADDRESS:

5700 PINE ISLAND ROAD, BOKEELIA, FLORIDA 33922

LEGAL DESCRIPTION:

Attached is a copy of the legal description for Parent Tract: Lots 1 through 5, Block "F", Unit 4, Pine Island Center, as recorded in Plat Book 10, at Page 18 among the Public Records of Lee County, Florida.

CAPACITY:

MAIN OPERATIONS CENTER FOR FIRE DEPARTMENT LIVING
QUARTERS FOR ON DUTY SHIFT PERSONNEL FOUR(4) BAYS

HOUSING:

ONE (1) BRUSH TRUCK
ONE (1) ENGINES
TWO (2) RESCUE BOATS ONE (1) TENDER
TWO (2) RESCUE BOATS
THREE (3) ADMIN VEHICLES
LEE COUNTY EMS AMBULANCE MECHANICS SHOP

DESCRIPTION:

TWO (2) STORY WOODFRAME ONE (1)
STORY C.B.S.
ONE (1) STORY STEEL



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ST. JAMES CITY STATION

STATION#2

ADDRESS:

5015 STRINGFELLOW ROAD, ST JAMES CITY, FLORIDA 33956

LEGAL DESCRIPTION:

LOT 1: THAT PART OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 22 EAST, PINE ISLAND, LEE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH LINE OF SECTION 23, BEARING N 89 DEGREES 12' 24" E, 613.03 FEET, FROM THE SOUTHWEST CORNER, THEREOF; THENCE CONTINUE ALONG SAID SECTION LINEN 89 DEGREES 12' 23" E, 307.62 FEET, TO A POINT ON THE WESTERLY

R.O.W. BOUNDARY, OF PINE ISLAND BOULEVARD (S.R.767); THENCE RUN N 10 DEGREES 40' 00" W, ALONG SAID R.O.W. BOUNDARY, PARALLEL TO AND 50 FEET FROM ITS CENTER LINE, 150.00 FEET; THENCE RUNS 89 DEGREES 12' 24" W, 281.90 FEET; THENCE S 0 DEGREES 47' 36" E, 147.78 FEET TO THE POINT OF BEGINNING CONTAINING 1,000 ACRES MORE OR LESS:

CAPACITY:

LIVING QUARTERS FOR ON DUTY SHIFT PERSONNEL TWO (2)

BAYS HOUSING:

ONE (1) BRUSH TRUCKS

ONE (1) ENGINE

DESCRIPTION:

STEEL BUILDING



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BOKEELIA STATION

STATION#3

ADDRESS:

14861 STRINGFELLOW ROAD, BOKEELIA, FLORIDA 33922

LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER (N ¼) CORNER OF SAID SECTION 6;
THENCE S 89°17'11" W ALONG THE NORTH LINE OF THE NORTHWEST
QUARTER (NW¼) OF SAID SECTION 6 FOR 33.00 FEET TO THE WEST RIGHT-OF-
WAY LINE OF STRINGFELLOW ROAD (S.R. 767); THENCE S 00°26'37" E ALONG
SAID WEST RIGHT-OF-WAY LINE FOR 494.44 FEET TO THE POINT OF
BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUES
00°26'37" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 164.81 FEET; THENCE
S 89°16'23" W FOR 641.17 FEET; THENCE N 00°28'25" W FOR 164.85; THENCE N
89°16'35" E FOR 641.25 FEET TO THE POINT OF BEGINNING.

CAPACITY:

LIVING QUARTERS FOR ON DUTY SHIFT PERSONNEL THREE (3)

BAYS FOR HOUSING:

ONE (1) ENGINE

TWO (2) BRUSH TRUCK ONE (1) UTILITY

TRAILER

DESCRIPTION:

CONCRETE & STEEL BUILDING



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MATLCAHA STATION

STATION#4

ADDRESS:

3500 SW PINE ISLAND ROAD, CAPE CORAL, FL 33991

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING PART OF LOTS 1 THROUGH 4 AND ALL OF LOTS 5, 40, 41 AND 42, BLOCK "B", WOODLAND PARK, AS RECORDED IN PLAT BOOK 9, PAGE 89 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CAPACITY:

LIVING QUARTERS FOR ON DUTY SHIFT PERSONNEL TWO BAYS
FOR HOUSING EQUIPMENT
TWO (2) ENGINES

DESCRIPTION:

ONE STORY, CBS