



To: **Jim Galloway – Fire Prevention – Plans Reviewer**
City of Pompano Beach Fire Rescue Department

From: Giovanni Fernandez, P.E.
Kimley-Horn and Associates, Inc.

Date: February 10, 2026

Subject: Modera Pompano Beach – Fire Demand

FIRE FLOW CALCULATIONS

MODERA POMPANO BEACH MIXED-USED DEVELOPMENT COMMERCIAL RETAIL – GROUND LEVEL

These calculations are for the commercial (retail) area outside of the proposed 8-story residential building. The retail on the ground floor of the residential building is considered in the fire demand calculation for the residential building. The total ground floor square footage of the retail is 5,441 SF. The building is identified as Type 1B.

DRC

PZ25-12000028
06/03/2026

Fire Flow Area = 5,441 SF

Based on Type I (443) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors. The retail is on the ground and all on one floor. The combined square footage of all retail (4,307 SF) and the outdoor retail/paseo area (1,134 SF) were selected for this fire demand calculation.

Per Table 18.4.5.2.1, the fire flow requirement is **1,500 gpm for 2 hours** (Type I, 0-22,700 SF).

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% and duration reduced to one hour if the building has automatic sprinklers.

$1,500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$ (fire flow credit)

$1,500 \text{ gpm} - 1,125 \text{ gpm} = 375 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

If you have any questions or need any additional information, please call me at 954-990-0229.

Sincerely,
KIMLEY-HORN & ASSOCIATES, INC.

Giovanni Fernandez, P.E.

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03/18/2026

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