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NEW BROADWALK SHOPS TO REPLACE 2 PARKING LOTS

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Just in time for next year's tourist season, a strip of new stores should be open on Hollywood beach.

S.V. Construction Co. most likely will wait until April, when the season ends, to break ground on the stores, said **Enrique Wolf**, president of the Miami development company. Up to 15 shops will go up on two lots just north of Oceanwalk on the Broadwalk, he said.

"It's a relatively small development," **Wolf** said. "The only type of business that will go into a Broadwalk situation is beach wear. And besides that, you will have some sort of convenience market-type business and then restaurants."

The land now holds two parking lots, and that will cause problems for people who live on the beach as well as beachgoers, said Maxine Johnson, president of the Edgewater Beach Towers at 400 N. Surf Rd., which is next to the lot.

"Those people are going to have to find other places to park," Johnson said. "There aren't enough places out here to park now."

The developer will have to put money into a parking impact account, said Jud Kurlancheek, assistant community planning development director. All businesses on the beach that don't create enough parking for their properties have to contribute $5,000 per missing space to a city account that will be used to build a parking garage, he said.

But that doesn't necessarily appease everyone, he said.

"There are some people who feel they are public parking lots," Kurlancheek said of the property on Surf Road at Polk and Tyler streets.

Wolf is looking for tenants now, even though he doesn't plan on opening for almost a year.

"We want to know that they have been in that business in another area, in another shop, in another place, that they have been in that business for many years," he said. He would not say with whom he is negotiating, except that sometimes chain or franchise stores have a better chance of survival. "I do hope that eventually you're going to see, not only here but all around the Broadwalk, national tenants."

Johnson, whose apartment overlooks the parking lots, said she doesn't think it's going to work.

"There are so many businesses on the Broadwalk now that don't have business enough to qualify as a good business place," she said. "I know they have a right to make a living, but I don't see how they're going to."

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