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**Sent:** Tuesday, November 20, 2007 11:41 AM  
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**Subject:** Proposed Value Place Hotel @ Riverland Road and 441

I am a life long resident of the Riverland area of Fort Lauderdale. (2418 Riverview Drive) I remained in the area with my wife to raise my two children because it is a beautiful, quite area, tucked up against the New River. Most people remark when they come to our home that they never even realized the area even existed. My son attends Stephen Foster Elementary, the school I attended. We love the small school and neighborhood atmosphere.

Recently I wrote to Commissioner Moore about the proposed extended stay hotel at the corner of Riverland Road and 441. (copy to my district commissioner, Cindi Hutchinson). I expressed my concerns with the proposed development and the clientele that such an establishment would attract. I looked at some of the reviews for this chain of Hotels around the country and my fears were confirmed. I encourage you to review both travel sites like Travelocity and hotels.com (here is one of many that I found )

[http://www.travelpost.com/hotels/My\\_Value\\_Place\\_Madison/h75154#reviews](http://www.travelpost.com/hotels/My_Value_Place_Madison/h75154#reviews)  
as well as Value places own website, <http://www.myvalueplace.com>

Value Place's website tells you what kind of extended stay hotel we are getting, a value? No kitchenware, no maid service (sheets changed every two weeks), extra's everywhere. They don't have a lobby, but a Security desk. Basically it's a one bedroom apartment. This is not compatible with a single family neighborhood. The website is full of promises about security, cleanliness etc. that, as you can see in the reviews, they can't keep.

Being a parent of two young children, I have visited the website listing sexual predators in the area. For our zip code you find there are many offenders. If you look further into their location, many lived at the low rent hotels along 84. Based on the review above and the rate for value place, I have a fear that this hotel, not consciously, will cater to this type of cliental. With the fact that we have two parks and three schools within walking distance of this proposed motel, I have strong concerns that this is a recipe for disaster. Value place's website and literature states that they screen residents against a national predator's data base. This sounds great, but who makes sure they do this for all residents, who makes sure they are being provided proper ID and who takes responsibility when one slips through the cracks.

They make all these promises about security and screening because they know the people who use these types of hotels and the potential for problems. Their mere disclosure of such policies makes me question the true market that Value Place will target. We have no guarantee, only promises. This type of hotel would seem better suited for a more commercial area, an industrial area, not a single family residential area near parks and schools.

Last night, Value Place made a presentation to the Southwest Coalition. The room was filled with many people like me that are adamantly against this development. At this meeting we were told to voice our concerns with you the City Commission. In looking to the approval process, this will accomplish nothing. We were told last night that this is a level II site plan. This means the development will be approved at the DRC level. We were told that unless it doesn't meet code, this will be approved at the DRC meeting next Tuesday (November 27, 2pm). If, and only if, DRC denies the applicant, the applicant may request an appeal from the Planning and Zoning board. For Level II site plans, the city commission can only review P&Z's decision. IF DRC approves this project, our concerns will go on deaf ears.

It seems that there is no way the residents of the neighborhood, that will be stuck with dealing with these potential time bombs, can appeal the decision of DRC, or can express our concerns to you, our elected officials, where you have an opportunity to protect our neighborhood. I understand that a hotel use is allowed in this zoning district and on this site. My feeling is that it's not that a hotel is being built there; it's the type of hotel (really a week to week apartment) and the residents this attracts. If you were telling me that a Comfort suites, Ameri-Suites, Courtyard or other similar hotel was going there, I would have far less concerns. These types of establishments attract families and business travelers and have amenities such as pools, exercise rooms etc. They do not list a dresser and nightstand, color tv with cable and at least one free movie channel, clothing rack, bath towels as amenities as Value Place does; <http://www.valueplace.com/Amenities/>

I hope my understanding of the approval process is wrong and that you will be able to review this project in an open public forum. There are hundreds of residents that you need to hear from and that need you to help protect our quite, single family neighborhood.

Please feel free to contact me if you have any questions.

Sincerely,

Mark Engel

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