

### Paglia-Bifulci Rental

This request for Conditional use is being made for Paglia-Bifulci by the Property Manager, Licensed Real Estate Broker Associate and Licensed Community Association Manager, Nancy S. Rayborn with Real Estate Expo Inc. The proposed rental of Unit 304 in Avalon Beach Club is for time frames between two months and nine months. Community laws also stipulate that owner is allowed to lease no more than two times per year. The unit is furnished well and priced sufficiently high in order to attract well-mannered seasonal residents. The type of tenants who occupy this sort of rental contribute substantially to the local community by attending events and dining at local establishments.

Further research shows us that there are numerous units in the same building being rented seasonally with similar target markets. This use request is consistent with current approved rental time frames in the immediate building.