



Land Development Code Text Amendment Checklist

Incomplete application packets will not be accepted.

TO BE SUPPLIED AT THE TIME OF SUBMISSION:

12 paper application packets and 1 electronic version containing the following, to the Levy County Planning and Zoning Department at, 320 Mongo Street, Bronson, Florida, for processing.

- This Checklist:** Please ensure checklist is complete and all items are in the specified order.
- Land Development Code Amendment application**
- Agent Authorization**
- Proposed revised Land Development Code language (in required strike through/italicized format)**
- All required data/analysis as indicated on the Pre-Application Meeting form (if applicable)**
- Written Statement:** At a minimum, the written statement must include the information below. Applications that fail to address each item below will not be processed.
 1. The reason why said regulation(s) should be amended, supplemented, or deleted;
 2. Any public purpose that the amendment would serve;
 3. How the proposed modification is applicable County-wide in lieu of addressing a singular parcel or incident.
 4. How the proposed amendment is consistent with the intent and purpose of the Levy County Comprehensive Plan. This shall include reference to specific goals, objectives, and policies of the Comprehensive Plan.
 5. Statistics, studies, background data, and/or analysis in support of the modification as well as how the proposed regulation will be enforced by Levy County.

additional fees may be due for the costs of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.



Land Development Code Text Amendment Application

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Petition Number: _____ Amendment Fee Paid: _____
Submittal Date: _____ Acceptance Date: _____

Applicant Information

Applicant(s)/Agent(s) Name Duvaldo Lorenzo
Address 12890 NW 154th Avenue rd Morriston FL 32668
Phone 352-586-0120 Email yuliet.lorenzo@yahoo.com

Owner Information

Owner(s) Name Lorenzo's Paradise Marketing LLC
Address 12890 NW 154th Avenue rd Morriston FL 32668
Phone 352-586-0120 Email yuliet.lorenzo@yahoo.com

Request

Land Development Code Section(s) proposed to be amended:

See 50-700 Generally use Table
Self Storage RV - Boat storage facility in RMU zoning

OWNER VERIFICATION

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

[Signature]
Owner(s) Signature

3-18-26
Date

Owner(s) Signature

Date

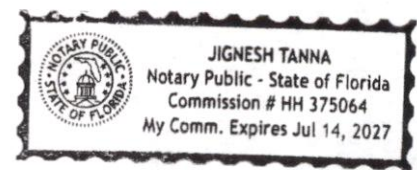


Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

STATE OF FLORIDA COUNTY OF Levy Marion the foregoing instrument was
acknowledged before me by means of physical presence or online notarization this 20th day of
March, 2026. Individual identified by: Personal Knowledge Satisfactory
Evidence: Type: FL-DL

Janna
Signature of Notary Public - State of Florida

Stamp:



CERTIFICATION

The undersigned has read and understands the application, and has received, read, and understands the Instructions & Submission requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) provided is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners and their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

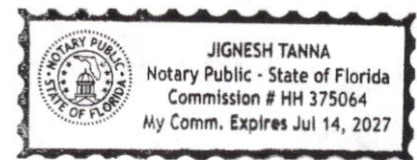
[Signature]
Owner/Agent Signature

03-20-26
Date

STATE OF FLORIDA COUNTY OF Marion the foregoing instrument was
acknowledged before me by means of physical presence or online notarization this 20th day of
March, 2026. Individual identified by: Personal Knowledge Satisfactory
Evidence: Type: FL-DL

Janna
Signature of Notary Public - State of Florida

Stamp:



To whom it may concern:

I'am Osvaldo Lorenzo, representing Lorenzo's Paradise Marketing LLC.

Written Statement for Reclassification Request

Property: Parcel ID 13764-000-00, Levy County, FL

Current Classification: Rural Commercial Node (RCN)

Requested Reclassification: Rural Mixed Use (RMU)

1. The reason why said regulation(s) should be amended, supplemented, or deleted:

The subject property is currently designated as a Rural Commercial Node (RCN) on the Future Land Use Map. While this allows for commercial activity, the current "fallback" zoning may not explicitly permit the specific configuration of self-storage and RV/boat parking as a primary use without the Rural Mixed Use (RMU) designation. Amending the classification to RMU is necessary to align the property's specific zoning with the Land Development Code's intent for "compact nodal development" that supports the surrounding rural community's storage and logistical needs.

2. Any public purpose that the amendment would serve:

The reclassification serves the public by providing a dedicated, secure facility for the storage of recreational vehicles and boats, which are prevalent in Levy County due to its proximity to the Gulf and natural springs. By providing a centralized storage location:

- It reduces the number of large vehicles parked in residential yards or along narrow rural roads, improving community aesthetics and traffic safety.**
- It supports local tourism and the "working waterfront/recreation" economy by offering residents and visitors a place to stage their equipment near major transit corridors like US-27.**
- It fosters local economic growth by utilizing a commercial node for a low-impact, high-utility service.**

3. How the proposed modification is applicable County-wide in lieu of addressing a singular parcel or incident:

This request supports the County's broader strategy of "Nodal Development." Instead of allowing commercial sprawl to "strip" along highways, this amendment reinforces the use of established Rural Commercial Nodes. Applying the RMU designation here sets a precedent for how these nodes can be used to provide necessary services (like storage) to rural residents without requiring urban-scale infrastructure, effectively protecting the county's rural character at large.

4. How the proposed amendment is consistent with the intent and purpose of the Levy County Comprehensive Plan:

The proposed amendment is consistent with the following elements of the Levy County Comprehensive Plan:

- **Future Land Use Element (Policy 1.3):** The RMU district is expressly authorized within the RCN overlay to promote "compact nodal development" and reduce vehicular trips.
- **Economic Element (Goal 1):** It promotes a "strong, stable, and prosperous economy" by providing a necessary service for the county's recreational and agricultural demographic.
- **Rural Character:** Because self-storage and RV parking generate very low daily traffic compared to retail or gas stations, it preserves the "rural quality of life" and does not place undue strain on county services or the environment.

5. Statistics, studies, background data, and/or analysis in support of the modification and how it will be enforced:

- **Demand:** Regional data shows a high concentration of RV and boat ownership in Levy and Marion Counties, with a documented shortage of secure, professional-grade storage facilities in the Williston/US-27 corridor.
- **Traffic Impact:** Typical self-storage facilities generate significantly fewer "trip-ends" per day than traditional retail, ensuring the level of service (LOS) on adjacent county roads remains stable.
- **Enforcement:** The project will be enforced through Levy County's Site Plan Review process. Per LDC Section 50-762, all outdoor storage will maintain the required 200-foot setback from residentially owned parcels and include appropriate buffering/screening to ensure compatibility with neighbors.

Sincerely:

Oswaldo Lorenzo

To Whom It May Concern:

I am Osvaldo Lorenzo, representing Lorenzo's Paradise Marketing LLC.

My property, identified by Parcel ID 1376400000, specifically Lots 3 and 4, Block 5, Spring Lake Estates Unit NO 1, as recorded in Plat Book 5, Page 11, of the Public Records of Levy County, Florida, is currently appraised.

The current zoning designation for this property is Rural Commercial Node, and I am requesting a reclassification to Rural Mixed Use.

Sincerely,
Osvaldo Lorenzo



Building/Zoning - Receipt

Your payment has been successfully processed

Building/Zoning Receipt Number: 36210631

03/20/2026 03:21 PM

Service Information

Name: OSVALDO LORENZO

Amount: 8925.0

Date: 03/20/2026

Payment Amount

Amount: \$8925.00

Service Fee: \$312.38

Total: \$9237.38

Credit Card Info

Name on Card: OSVALDO
LORENZO

Card Number: *****5228

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For Information on refunds or for general inquiries, please call customer support on (877) 326 8689.