



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a

CLK25-080 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

in the matter of

APPLICANT: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager

was published in said newspaper by print in the issue(s) of:
July 11, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on July 11, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 14th day of July, 2025.

(Signature of Notary Public)



LISA M. MACNEIL
Commission #THH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ☒ or
produced identification _____

Type of identification produced _____

CLK25-080

**NOTICE OF PUBLIC HEARING
HERNANDO COUNTY,
FLORIDA
BOARD OF COUNTY
COMMISSIONERS**

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on July 22, 2025. **The meeting starts at 9:00 AM and the case will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: NVR, Inc.,
Barbara Zellmer, Regional Land
Entitlement Manager

FILE NUMBER: H-24-53

REQUEST: Mediated Settlement Agreement with Emerson Capital Group, LLC, Banc Development Limited and NVR, Inc (collectively), Dated July 02, 2025, and Associated Resolution

GENERAL LOCATION: South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBER:
420556, 1580541, 739730,
1411163, 1411154, 739749,
476407

Interested parties may appear at the meeting and be heard on this matter. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency, or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Notice Continues on Page 2

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning
Division

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