



HERNANDO SCHOOL DISTRICT

Brian Ragan, Director of Facilities & Construction

Presentation on Disposition of Real Estate

February 10th, 2026

DISTRICT OWNED VACANT PROPERTY

- Croom Road – 88'x194' lot
- Citrus Way/Jackson Property - 1 acre
- Lake Lindsey – 39 acres
- Mc Kethan Road – 80 acres
- Oak & Bell Avenue – Corner Lot by HHS

THESE PROPERTIES ARE NOT CONTIGUOUS TO SCHOOL SITES

WE HAVE OTHER VACANT PARCELS ADJOINING SCHOOLS WHICH COULD BE USED FOR EXPANSIONS



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REQUIREMENTS FOR DISPOSAL

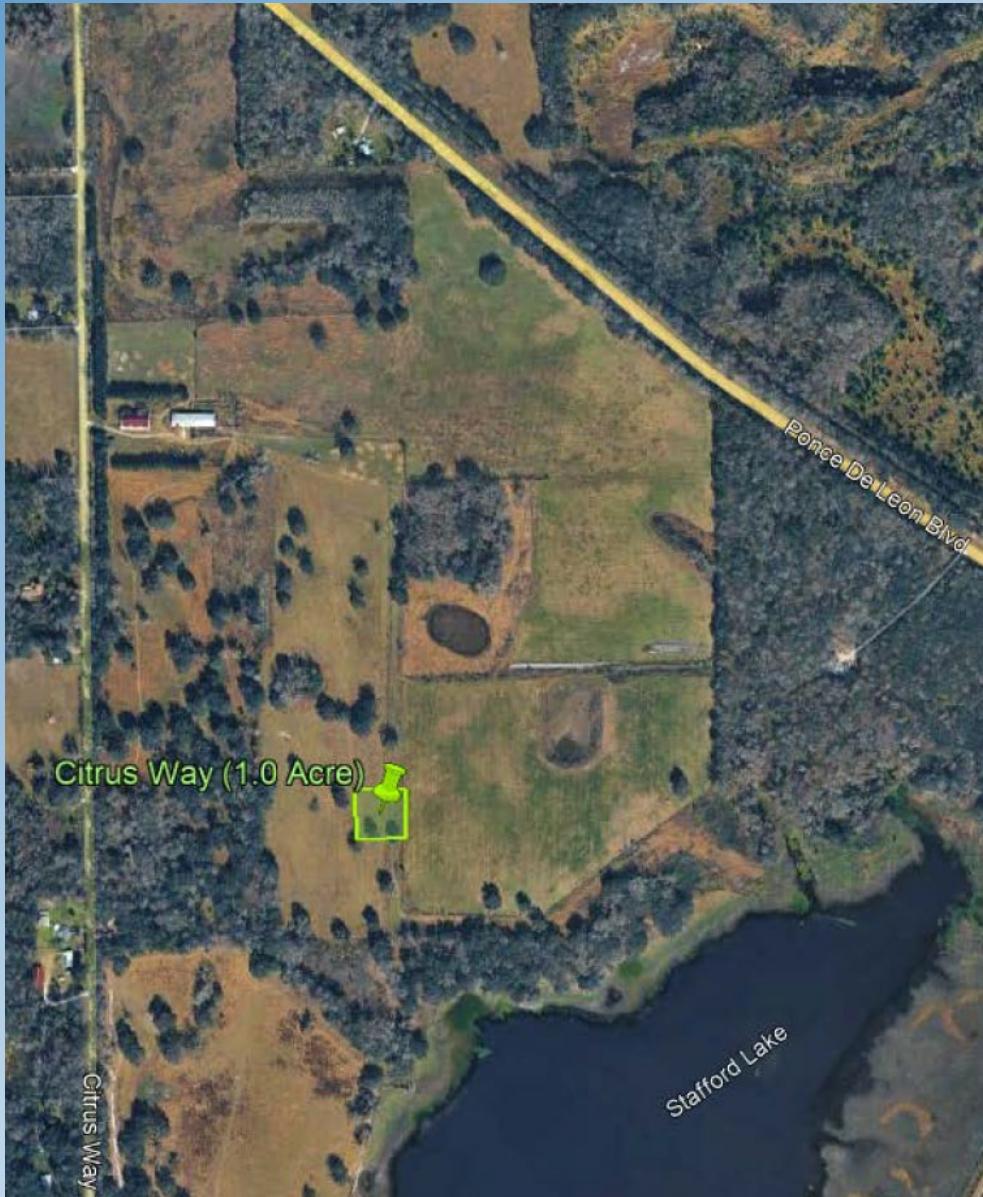
- **STEP 1 - ED PLANT SURVEY:** FS 1013.28 (1)(a) –"may dispose of any land or real property to which the board holds title which is, by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey." **DOE REQUIRES BOARD APPROVAL OF THE SURVEY**
- **STEP 2 - BOARD RESOLUTION:** Per FS 1013.28 above
- **STEP 3 - CHARTER SCHOOLS:** Review by counsel concerning offering to charter schools. If not required or accepted by a charter we move to Step 4.
- **STEP 4 - APPRAISAL:** FS 1013.28 recommends appraisals. Two independent appraisals recommended to obtain best value for private or realtor led sale or property can be sold via public bid or auction
- **STEP 5 - SALE OF PROPERTY:** This may be done by using a realtor, private negotiations or public bid process. Method used should be per FS 1013.28 - "A district school board...shall take diligent measures to dispose of educational property **only in the best interests of the public**"
- **STEP 6 - FUND DISBURSEMENT:** SREF 2014 requires funds be deposited back into the fund source used for the original purchase. If the property was a donation or fund source cannot be determined the proceeds **may only be used for capital outlay projects.**



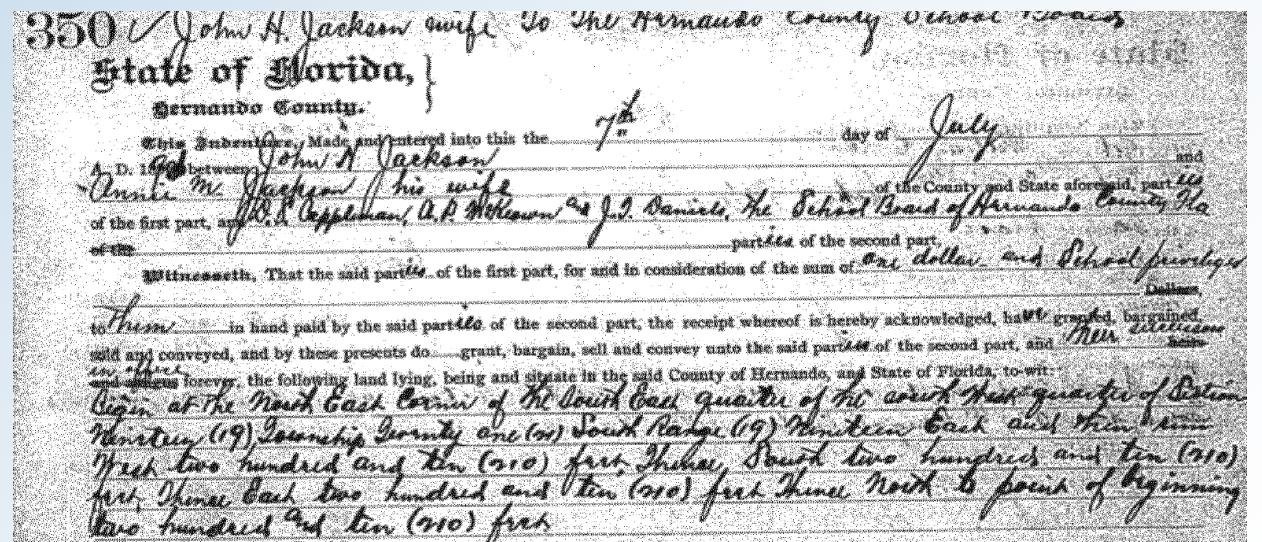
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JACKSON PROPERTY – CITRUS WAY



- This parcel is landlocked and has no access
- The parcel was sold to the District in 1906 for one dollar
- The owner of the surrounding property has expressed interest in purchasing this land



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Jackson Property

Step 1

- **Ed Plant Survey Amendment (spot survey)** – This has been drafted and is ready for Board approval at the next meeting. DOE staff has informally reviewed the draft amendment and deemed it “approvable,” pending School Board approval.
- **Following School Board approval, the survey will be submitted to DOE for formal approval.**

| EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT | | |
|---|---|----------------|
| District: | Survey: | Status: |
| 27-HERNANDO COUNTY SCHOOL DISTRICT | Survey: 6 - Version: 3 | Active Pending |
| District: | HERNANDO COUNTY SCHOOL DISTRICT | |
| Survey: | Number 6 - Version 3 | |
| Description: | Disposal of One Landlocked Acre of Land | |
| Survey Open Date: | 12/16/2025 5:27:06 PM | |
| Board Approval Date: | | |
| Survey Expiration Date: | 6/30/2028 | |
| DVE768 Approval Date: | 6/30/2023 4:00:00 AM | |
| Contact Name: | Jim Lipsey | |
| Contact Phone Number: | 3527977050 | |
| Contact Email: | lipsey_j@hcsb.k12.fl.us | |
| Survey Notes: | Recommend disposal of a one-acre landlocked parcel of land. This parcel has no public benefit and is unnecessary for educational purposes. It is in the best interests of the public and the District to sell this parcel. Parcel Key 332562 (FISH Parcel No. 49) is situated in pastureland located 1/4 mi. east of Citrus Way and 1/2 mi. south of US Hwy 98. | |



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Jackson Property Step 2

- **After DOE's approval of the amended Ed Plant Survey, a resolution will be brought to the Board to dispose of the property per F.S. 1013**

RESOLUTION 2026-00_

A RESOLUTION OF THE SCHOOL BOARD OF HERNANDO COUNTY, RELATING TO THE DISPOSAL OF JACKSON PROPERTY, LOCATED IN BROOKSVILLE, HERNANDO COUNTY, FLORIDA

WHEREAS pursuant to 1013.28(1)(a) F.S. District real property may be disposed of only after having been recommended in an educational plant survey and being officially declared unnecessary or unsuitable for educational or ancillary purposes by resolution of the Board.

WHEREAS the Board may sell, transfer, or dispose of any district real property, regardless of value, by public sale, private sale, negotiation, donation, or any other means deemed in the best interest of the District by the Board, in accordance with the minimum requirements of the State Board of Education Rules.

WHEREAS the State Requirements for Educational Facilities 2014 (SREF), approved by the State Board of Education, September 29, 2014, section 1.4(4) states that “upon disposal of any land or real property, funds received shall be deposited into a depository account pursuant to SREF, section 2.1(4)(a)-(h) and credited to the fund source used for the original acquisition. If the original acquisition was by private grant or donation, the proceeds from the sale shall be deposited into a depository account pursuant to SREF, section 2.1(4)(h), and shall be expended only on capital



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Step 3

- Counsel has determined that this particular parcel would not need to be offered to charter schools because – due to its location – it has not been offered to other schools.
- There is no access to the parcel and it appears to be located in or near an old lake bed



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Step 4

- It has been recommended that we get two appraisals on all parcels recommended for disposal. Two are required by statute for any purchase over \$500,000. Other districts choose to get two appraisals and use the average to establish the final price of the property.
- The Hernando County Property Appraiser has determined the taxable value of the property to be \$44,200. Appraisals will cost between \$3,500-\$5,500 each. It may be prudent to have one appraisal completed as the appraisal cost may not justify any potential increase in appraised value.

| COL | SWFWMD | MUNICIPALITY | EXT. TAX SAVINGS | |
|-----------------------|---------|--------------|------------------|-------|
| 6 | YES | | 419.49 | |
| EASURE | | ADJ RATE | VALUE | |
| ACRES | | 44,200.00 | 44,200 | |
| ADDRESSES ON PROPERTY | | | | |
| SITUS | | | | |
| CITRUS WAY | | | | |
| INST | OR BOOK | OR PAGE | SALEGRP | VALUE |
| | --- | --- | --- | |



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Jackson Property Step 5

- **Determine best method of disposal. We have an offer, however it is much less than the County Property Appraiser's assessed value. One or two appraisals will help determine market value.**
- **Based on the appraisal(s) and other factors, the Superintendent would determine if it is in the best interest of the public to list with our realtor, negotiate a private sale (with or without a realtor) or put up for a public bid or auction.**
- **If a realtor is used, those fees would be paid by the District unless negotiated into a purchase agreement. Because realtors prepare the agreements and assist in negotiations with buyers, there is often value in engaging their services even on a private sale. The realtor's value may be limited in this case, however, since the number of buyers interested in this landlocked parcel will likely be limited.**



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Jackson Property Step 6

- **Attorneys would conduct a closing and disburse funds to the District. The responsibility for attorney's fees would be stipulated in the purchase agreement or paid by the District if an auction were held.**
- **Finance would attempt to ascertain the original account from which the \$1.00 was spent in 1906 to purchase the land. Proceeds from the sale would be deposited back into this account, if known.**
- **If the original funding account cannot be determined, statute requires proceeds from the sale be set aside for capital outlay projects.**



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ADDITIONAL INFORMATION FOR CONSIDERATION

- If a parcel was dedicated to the District by a developer as a form of mitigation, an impact fee credit may be due. This would require legal review
- If there is bonding or other transactions, collateral, etc. tied to the property, that would also require legal review
- A real estate attorney and/or realtor will be needed for listing agreements, sale/purchase agreements, closing of the transaction, etc.
- Sunshine law exemptions for certain real estate transactions need to be reviewed as well as requirements that certain real estate negotiations be in writing

Q&A AND GENERAL DISCUSSION



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