



# HERNANDO SCHOOL DISTRICT

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Brian Ragan, Director of Facilities & Construction

Presentation on Disposition of Real Estate

August 25, 2026

# PROPERTY UNDER CONSIDERATION

**BELL & OAK STREET  
BROOKSVILLE, FL**



**HERNANDO  
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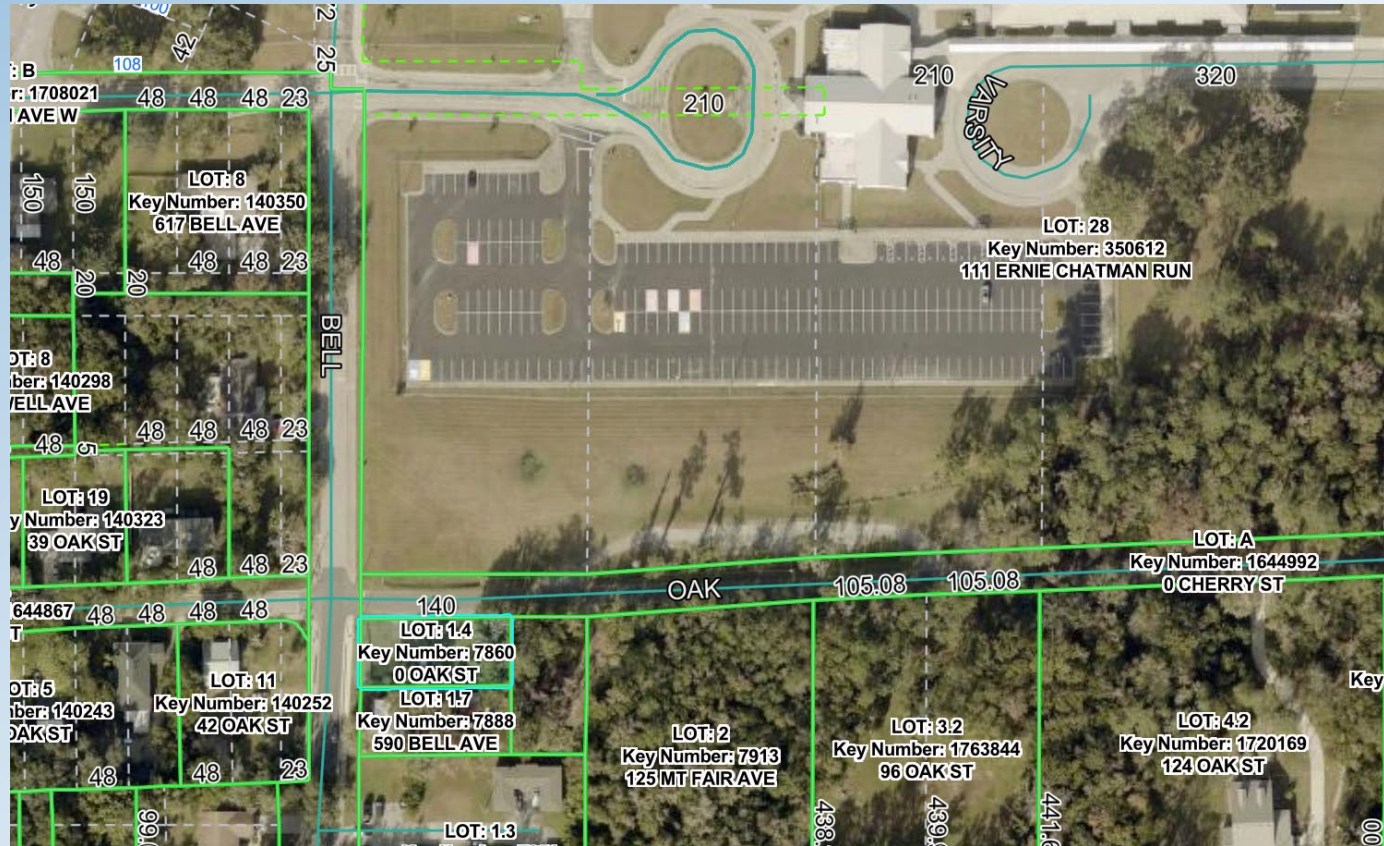
## REQUIREMENTS FOR DISPOSAL

- **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.**



## BELL & OAK STREET - BROOKSVILLE

- This parcel was sold to the District in 1961 for \$10
- The parcel is 0.20 acres or 8,820 square feet in size



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# Bell & Oak Property

## Step 1 – Ed Plant Survey

- Ed Plant Survey revision prepared and plan to be bring to the Board for approval at next meeting
- After Board approval the survey will be sent to DOE for approval. DOE has already reviewed the revision and determined it “approvable” pending Board approval.

| EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------|
| District:                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Survey:                               | Status:        |
| 27-HERNANDO COUNTY SCHOOL DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                 | Survey: 6 - Version: 4                | Active Pending |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |                |
| District:                                                                                                                                                                                                                                                                                                                                                                                                                                                          | HERNANDO COUNTY SCHOOL DISTRICT       |                |
| Survey:                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Number 6 - Version 4                  |                |
| Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Disposal of a 0.2-acre parcel of land |                |
| Survey Open Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/7/2026 3:33:03 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 one small parcel of land: A 0.2-acre parcel (Key 7860; FISH Parcel No. 48) located at the SE corner of Bell Ave. and Oak St. located in the City of Brooksville. The Hernando County School District has determined this property has no public benefit, is unnecessary for educational purposes and, therefore, that it is in the best interests of the public and the District to sell the parcel in compliance with FL Statute § 1013.28. |                                       |                |
| Survey Status                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Status Time                           | User           |
| Active Pending                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7/7/2026 3:33:03 PM                   | James Lipsey   |

# Bell & Oak Property

## Step 2- Board Resolution

- After Board approval of the Ed Plant Survey a resolution will be brought to the Board to dispose of the property per F.S. 1013

RESOLUTION 2026-\_\_\_\_

**A RESOLUTION OF THE SCHOOL BOARD OF HERNANDO COUNTY DECLARING  
CERTAIN REAL PROPERTY SURPLUS TO THE DISTRICT'S NEEDS**

**WHEREAS**, pursuant to section 1013.28(1)(a), Florida Statutes, real property owned by the School District of Hernando County (the "District") may be disposed of 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 School Board of Hernando County (the "School Board") as the governing body of the District.

**WHEREAS**, the School 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 by the School Board to be in the best interest of the District, in accordance with the minimum requirements of the State Board of Education Rules ("SREF").

**WHEREAS**, the District owns certain real property commonly known as the "Oak Property" identified as Parcel ID Number: R23 122 19 0200 0000 0014 and Key Number: 00007860 and as more particularly described on Exhibit "A".

**WHEREAS**, the Oak Property is not associated with any Florida Inventory of School Houses facility and is not fit to serve a public, educational, or ancillary purpose due to its limited size, configuration, location, and other site characteristics.

**WHEREAS**, the School Board has determined that the Oak Property is no longer needed for educational or ancillary purposes and is appropriate to be declared surplus pursuant to section 1013.28, Florida Statutes and as recommended in an educational plant survey.



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## Bell & Oak Property Step 3- Charter Schools

- Counsel has determined that this property would not need to be offered to charter schools as it has not been offered to other schools in the District



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# Bell & Oak Property

## Step 4- Appraisal

- It has been recommended that we get two appraisals on all parcels for disposition. Two are required by statute for any purchase over \$500,000. Some other districts get two appraisals and use the average to establish the final price of the property.
- In this case the taxable value of the property per the Hernando County tax assessor is \$21,168. Appraisals will cost between \$3,500-\$5,500 each so it may be prudent to only have one appraisal completed as the appraisal cost may not justify any increase in appraised value.

|  |                       |  |             |        |
|--|-----------------------|--|-------------|--------|
|  |                       |  |             |        |
|  |                       |  |             |        |
|  |                       |  | ADJ<br>RATE | VALUE  |
|  |                       |  | 2.40        | 21,168 |
|  |                       |  |             |        |
|  | ADDRESSES ON PROPERTY |  |             |        |
|  | SITUS                 |  |             |        |
|  | OAK ST                |  |             |        |

## Bell & Oak Property

### Step 5 – Sale of Property

- Determine best method of disposal. There have been inquiries about purchasing the property and the location could be desirable although the lot is small.
- Based on the appraisals 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. Typically there is value in using a realtor even on a private sale as they can prepare the agreements and assist in negotiations with buyers.



## Bell & Oak Property

### Step 6 – Funds Disbursement

- Attorneys would conduct a closing and disburse funds to the District. The responsibility for costs of the attorney would be stipulated in the purchase agreement or paid by the District if an auction were held.
- Finance would need to see if original funding source of \$10.00 could be determined from 1961
- Funds would be deposited in original funding source if known. If not, statute requires they be set aside for capital outlay projects.



## ADDITIONAL INFORMATION FOR CONSIDERATION:

- If a parcel was dedicated to the District by a developer an impact fee credit may be due and would require legal review
- If there is bonding or other transactions, collateral, etc. tied to the property then that would have to be addressed
- Would need real estate attorney and/or realtor 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 for some real estate negotiations to be in writing

## Q&A AND GENERAL DISCUSSION



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