

February 26, 2026

## MEMORANDUM

TO: Jason Patterson, P.G., Lead Scientific Modeler, Environmental Flows and Levels Section

FROM: Tiffany Horstman, P.G., Senior Professional Geologist, Geohydrologic Data Section  
Kristina Mallams, P.G., Professional Geologist, Geohydrologic Data Section

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon Ranch Surficial Aquifer Monitor Well Construction Summary

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The Central Florida Water Initiative (CFWI) is a planning-level effort to review existing and projected water demands in a five-county region of Central Florida. This initiative requires coordination between various stakeholders including the Southwest Florida Water Management District (District), South Florida Water Management District (SFWMD), and St. Johns River Water Management District (SJRWMD). The CFWI Data, Monitoring, and Investigations Team (DMIT) ensures that hydrologic, environmental, and other pertinent data collected throughout the CFWI Planning Area are identified, inventoried, and accessible to support the CFWI technical initiatives.

As part of this effort, the District's Geohydrologic Data Section was tasked with installing a surficial aquifer monitor well at the existing Sanlon Ranch well site in Polk County, Florida (attachment 1). The well site is on a parcel of land granted by license agreement to the District by HPI Self Storage Lakeland, LLC (attachment 2). The well site previously consisted of an upper Floridan aquifer monitor well. Long-term water level data collected from this nested well site will provide information on the hydraulic connection between the surficial aquifer and the upper Floridan aquifer, and how groundwater withdrawals relate to water level changes in each aquifer.

National Environmental Technology, Incorporated (NET) installed the surficial aquifer monitor well from August 22 to 23, 2024, using a Central Mine Equipment 75 (CME) drill rig and the hollow-stem auger method. NET used a posthole digger to collect lithologic samples from land surface to 1 foot below land surface (bls) and a hand auger to collect lithologic samples from 1 to 6 feet bls. Then, NET used the CME to advance a split-spoon sampler to collect lithologic samples from 6 to 30 feet bls using hollow-stem augers and mud. The samples were described by the on-site geologist (attachment 3). The water level in the borehole was noted at 5 feet bls during sample collection.

After split-spoon sampling was completed, NET used hollow-stem augers to drill an 8-inch nominal hole to 32 feet bls. Next, NET installed 4-inch, schedule 40, 0.010-inch slot, polyvinyl chloride (PVC) screen from 10 to 30 feet bls, and 4-inch, schedule 40, PVC casing from 3 feet above land surface to 10 feet bls. Then, NET installed 20-30 silica sand from 30 to 8 feet bls, 30-65 silica sand from 8 to 5 feet bls, and cement grout from 5 feet bls to land surface. A locking metal well cover and a 2-foot by 2-foot by 6-inch concrete pad were placed around the well (attachment 4). The well was developed after completion. The well is equipped for continuous hourly water-level monitoring.

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon  
Ranch Surficial Aquifer Monitor Well Construction Summary

Page 2

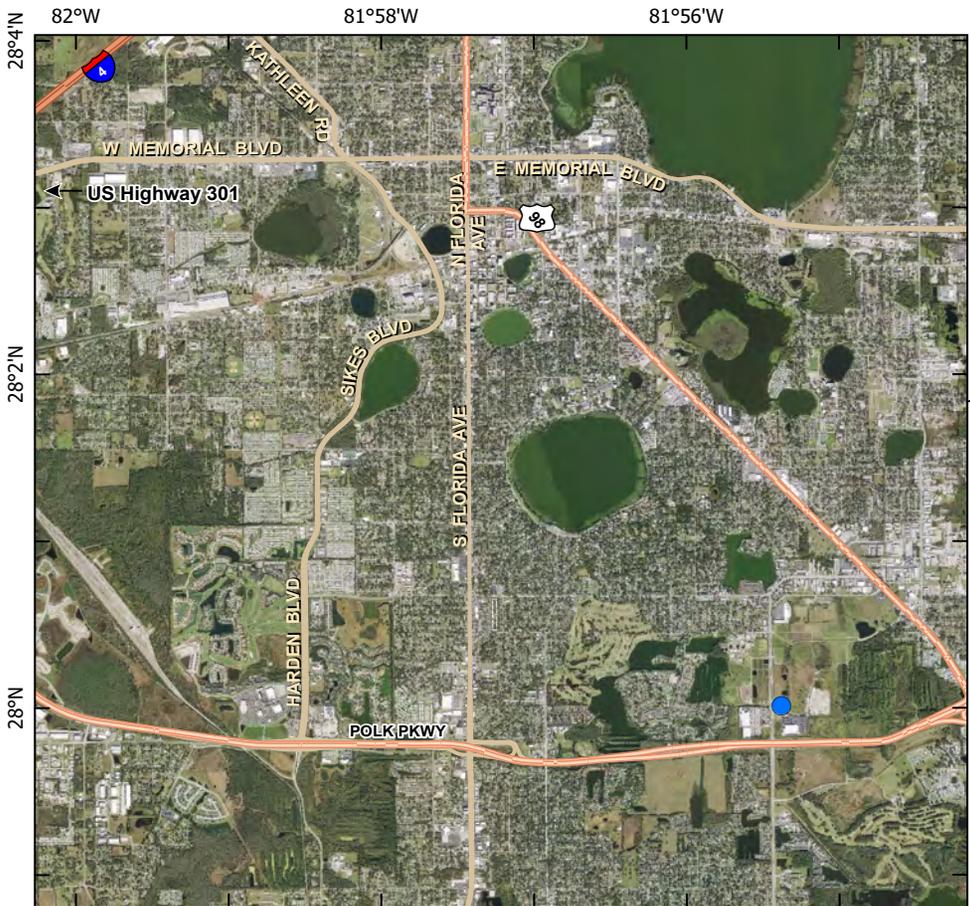
February 26, 2026

The following data are attached: maps showing the location and layout of the well site (attachment 1), easement agreement (attachment 2), the field description of the lithologic samples collected at the well site (attachment 3), the well as-built diagram (attachment 4), a photograph of the well (attachment 5), and the daily drilling logs detailing the well construction activities (attachment 6).

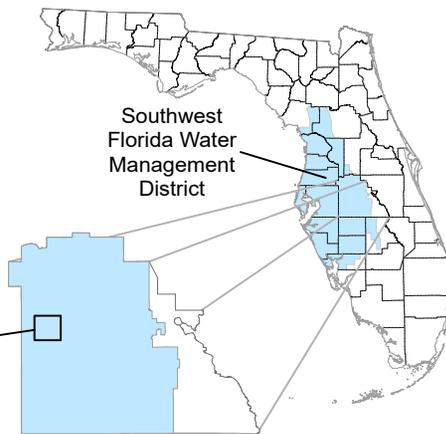
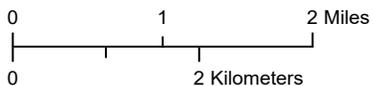
TMH:kdm

Attachments (6)

Attachment 1



Base from Southwest Florida Water Management District digital orthophoto, 2023  
 NAD 1983 HARN StatePlane Florida West FIPS 0902 Feet Projection



**EXPLANATION**

- Sanlon Ranch Well Site  
 Section/Township/Range: S33/T28S/R24E  
 Latitude: 28° 00' 00.80" N  
 Longitude: 81° 55' 22.80" W

**Directions:**

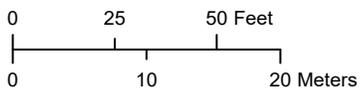
From the Tampa Service Office, travel south on US Highway 301. Merge onto the ramp to Orlando/Interstate-4 East. Drive east on Interstate-4 for 27 miles and take exit 27 to FL-570 E (Polk Parkway). Continue for 8.5 miles and take exit 9 for County Road 37B/ Lakeland Highlands Road. Drive north on Lakeland Highlands Road for 0.3 miles and turn east onto Meadowland Park Boulevard. The well site will be on the north side of the road at a CubeSmart Self Storage.

[E, east; FIPS, Federal Information Processing Standards; HARN, High Accuracy Reference Network; N, north; NAD, North American Datum; RD, Road; S, south; S/T/R, Section/Township/Range; ST, street; US, United States; W, west]

Attachment 1



Base from Southwest Florida Water Management District digital orthophoto, 2023  
 NAD 1983 HARN StatePlane Florida West FIPS 0902 Feet Projection



[Aq, aquifer; FIPS, Federal Information Processing Standards; HARN, High Accuracy Reference Network; N, north; NAD, North American Datum; RD, Road; S, south; Surf, surficial; W, west]

## Attachment 2

CFWI Sanlon Ranch Data Collection Site  
SWF Parcel No. 20-020-188  
Approved by Attorney: CT

### LICENSE AGREEMENT

This License Agreement (Agreement) is made and entered into this 2<sup>nd</sup> day of May, 2024, by and between HPI Self Storage Lakeland LLC, a Delaware limited liability company, having an address of 3600 North Capital of Texas Highway, Austin, Texas 78746 (Licensor) and the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899 (Licensee). Licensor and Licensee may be referred to each as a "Party" and collectively as the "Parties."

**WHEREAS**, Licensor currently holds title to property further described on that certain Deed as recorded in OR Book 12412, Page 2253, Public Records of Polk County, Florida (Property); and

**WHEREAS**, Licensee desires access and use of a certain portion of the Property as defined below to install, maintain, repair or replace one new monitoring well and one existing monitoring well, and to access such monitoring wells to perform resource monitoring and testing; and

**WHEREAS**, Licensor agrees to allow access to and use of a certain portion of the Property as defined below for the purposes provided herein.

**NOW THEREFORE**, in consideration of the mutual terms, covenants, and conditions set forth herein, Licensor and Licensee hereby agree as follows:

1. Licensor grants to Licensee, its employees, agents, and subcontractors a license to enter upon, over and across and to use any and all lands, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (License Area), to install, maintain, and repair or replace one new monitoring well and one existing monitoring well, and to access such wells to perform resource monitoring and testing. Uses include ingress and egress over and across the License Area for workers and machinery. The number of workers, and the type of machinery, will be the minimum reasonably necessary to effectuate the purpose of this Agreement. Should the Licensee cause any impacts to the surface of the Property or License Area, Licensee will be solely responsible for restoration of the impacted area to the pre-impact condition. Notwithstanding the foregoing, Licensee is authorized to perform, and will be responsible for, any installation, maintenance, repair, or replacement of the wells, including costs and any regulatory or permitting requirements.
2. The license period for the License Area shall begin upon the start of project construction by the Licensee and will continue in effect until terminated by either Party giving one hundred twenty (120) days prior written notice to the other Party, at the address set for above, as may be updated in writing by the respective Parties.
3. Licensee agrees that: (i) it will, at its expense, promptly comply with all laws, rules, and regulations promulgated by any governmental authority having jurisdiction over the License Area, including those that pertain to the physical condition of improvements

## Attachment 2

by Licensee to the wells, repairs and maintenance required by Licensee's operation of the wells within the License Area, and the use of the License Area by Licensee as specifically authorized herein; (ii) it will not at any time claim any interest or estate of any kind in the License Area; (iii) it will not create or cause to be imposed, claimed or filed upon the License Area, or any portion thereof, or upon the interest therein of Licensors, any lien, charge or encumbrance whatsoever;

4. Licensee agrees to indemnify and hold harmless Licensors, its agents, employees and officers from and against any and all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney's fees and costs and attorney's fees and costs on appeal, caused or incurred, in whole or in part, as a result of any negligent act or omission by Licensee or anyone for whose negligent acts or omissions Licensee may be liable as a result of Licensee's rights under this Agreement. Nothing contained herein will constitute a waiver of Licensee's sovereign immunity under Section 768.28, F.S., or to extend the limits of liability or recovery under Section 768.28, F.S. Nor shall the same be construed to constitute agreement by either party to indemnify the other party for such other party's negligent, willful, or intentional acts or omissions. This provision will survive the termination of this Agreement.
5. Licensors agree to indemnify and hold harmless the Licensee, its agents, employees and officers from and against all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney's fees and costs and attorney fees and costs on appeal, caused or incurred, in whole or in part, as a result of any act or omission by Licensors, or anyone for whose acts or omissions Licensors may be liable as a result of Licensors' fee ownership or Licensors' use of the License Area. This provision will survive the termination of this Agreement.
6. Licensee will at all times keep the License Area free of hazardous materials generated by, resulting from or being incident to Licensee's use of the License Area, and neither Licensee nor any of its employees, agents, invitees, licensees, or contractors will use, generate, manufacture, refine, treat, process, produce, store, deposit, handle, transport, release, or dispose of hazardous materials in, on or about the License Areas, in violation of any federal, state or local laws, rules, regulations, ordinances, orders, codes, and guidelines currently in existence or hereafter enacted or rendered. Licensee will give Licensors prompt written notice of any claim received by Licensee from any person, entity, or governmental agency that a release or disposal of hazardous materials has occurred on the License Area.
7. This Agreement may not be assigned, in whole or in part, by Licensee without the written consent of Licensors, which consent may be withheld by Licensors in its sole discretion.
8. No rights are created by or conveyed by this Agreement in and to the general public.
9. This Agreement shall not be recorded in the public record of any county.
10. Any notices required or permitted hereunder shall be sufficiently given if in writing and delivered by overnight courier, or by United States mail, return receipt requested to the Parties hereto as follows:

## Attachment 2

LICENSOR: HPI Self Storage Lakeland LLC  
3600 North Capital of Texas Highway  
Austin, Texas 78746

LICENSEE: Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, Florida 34604-6899

Any notice given pursuant to overnight courier service or U.S. mail shall be effective as of delivery. Each Party agrees to immediately notify the other Party of any changes to its contact information as provided above.

11. The waiver by either Party of a breach of any provision of this Agreement will not operate or be construed as a waiver of any subsequent breach thereof or the waiver of any breach of any other provision of this Agreement.
12. If a covenant or provision of this Agreement is determined to be invalid, illegal, or incapable of being enforced, all other covenants and provisions of this Agreement will, nevertheless, remain in full force and effect, and no covenant or provision will be dependent upon any other covenant or provision unless so expressed herein.
13. This Agreement may only be amended by an instrument in writing signed by both of the Parties hereto.
14. This Agreement will be construed in accordance with the laws of the State of Florida and venue of any legal proceedings will be in Polk County, Florida if the action is commenced in state court. If any action is commenced in federal court, then venue shall be in the United States District Court for the Middle District of Florida.
15. Except as otherwise specified herein, each Party will be responsible for its own legal and attorneys' fees, costs and expenses incurred in connection with any dispute or any litigation arising out of, or relating to this Agreement, including attorneys' fees, costs, and expenses incurred for any appellate or bankruptcy proceedings.
16. This Agreement will be deemed automatically terminated upon any failure of performance by Licensee of its obligations under the terms of this Agreement, provided Licensor has given Licensee at least ten (10) days advance written notice (unless otherwise provided herein, or, in the case of an emergency, such lesser time and form of notice as is reasonable) of the failure, and the failure has not been cured within such applicable period.
17. Each of the undersigned warrants and represents that he or she is authorized to execute this Agreement on behalf of the entity identified.
18. Counterparts and Authority to Sign. The signatures of all Parties need not appear on the same counterpart. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and bind the respective Party to the Agreement.

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon  
Ranch Surficial Aquifer Monitor Well Construction Summary

Page 8

February 26, 2026

## Attachment 2

19. This Agreement contains the entire understanding of the Parties as it relates to the Licensee's access to the License Area. Any prior or inconsistent agreement between the Parties to this Agreement concerning the use of the License Area is superseded by this Agreement.

***[Signature page follows]***

**IN WITNESS WHEREOF**, the Parties have executed this License Agreement on the day and year last written below.

**LICENSOR:**

HPI Self Storage Lakeland LLC

By: Jonathan Vollinger

Date: 5-2-24

**LICENSEE:**

Southwest Florida Water Management District

By: Brian Starford  
Brian Starford  
Operations, Lands & Resource  
Monitoring Division Director

Date: 5/2/2024

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon Ranch Surficial Aquifer Monitor Well Construction Summary

Page 9  
February 26, 2026

Attachment 2



**HYDROGEOLOGY FIELD LOG**

Site Name: **Sanlon Ranch**  
 Geologist: **K.Mallams**

Page: 1 of 2

Date (MM/DD/YYYY)	Box No.	Geology	Hydrology	Hydrostrat.	Depth (ft bls)	Recovery (%)	Lithology	Porosity (%)	Description	Test Interval	SPT Blow Counts	Comments
08/22/2024					0-1				SAND - grayish brown (5YR 3/2) to dusky yellowish brown (10 YR 2/2); medium to fine grained; subangular grains; unconsolidated			Posthole sample
08/22/2024					1-2				SAND - dark yellowish brown (10YR 4/2); coarse to medium grained; subrounded to subangular grains; unconsolidated; specks that resemble feldspar			Hand auger sample
08/22/2024					2-2.5				SAND - dark yellowish brown (10YR 4/2) to moderate yellowish brown (10 YR 5/4); subrounded to subangular grains; coarse to medium grained; unconsolidated			Hand auger sample
08/22/2024		undifferentiated sand and clay			2.5-3				SAND - grayish brown (5YR 3/2) to dusky brown (5YR 2/2); angular to subrounded; medium to fine grained; unconsolidated			Hand auger sample
08/22/2024				surficial aquifer	3-4				SAND - dusky yellowish brown (10YR 2/2); subangular to subrounded; coarse to medium grained; 1 percent organics; unconsolidated			Hand auger sample
08/22/2024				surficial aquifer	4-5				SAND - quartz; pale yellowish brown (10YR 6/2); well rounded; medium to fine grained; 1 percent organics; unconsolidated			Hand auger sample
08/22/2024				surficial aquifer	5-6				SAND - brownish black (5YR 2/1); subangular to subrounded; medium to fine grained; 5 percent organics; unconsolidated			Hand auger sample
08/22/2024					6-8				SAND - quartz; grayish orange (10YR 7/4) to moderate yellowish brown (10YR 5/4); rounded to subrounded; medium to coarse grained; feldspar grains (15 percent)		5,7,10,11	
08/22/2024					8-10				SAND - quartz; pale orange (10YR 8/2); rounded grains; well sorted; medium grained; unconsolidated		4,5,2,2	Wet sand noted
08/22/2024					10-12				SAND - clayey (about 15 percent); dusky yellowish brown (10YR 2/2) grades to pale brown (5YR 5/2); fine-grained; well rounded; well sorted; 1 percent organics/plant material; consolidated/indurated		3,4,7,12	
08/22/2024					12-14				SAND - clayey (about 20 percent); pale yellowish brown (10YR 6/2); fine-grained; well rounded; well sorted; 1 percent organics/plant material; consolidated		5,7,13,21	
08/22/2024					14-16				SAND - clayey (about 15 percent); pale brown (5YR 5/2); fine-grained; well rounded; well sorted; 1 percent plant material; 1 percent organics; consolidated		9,18,22,27	

[ft bls, feet below land surface; Hydrostrat., hydrostratigraphy; MM/DD/YYYY, month/day/year; No., number; SPT, standard penetration test]

Attachment 3

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon  
 Ranch Surficial Aquifer Monitor Well Construction Summary  
 Page 10  
 February 26, 2026

**HYDROGEOLOGY FIELD LOG**

Site Name: **Sanlon Ranch**  
 Geologist: **K.Mallams**

Page: 2 of 2

Date (MM/DD/YYYY)	Box No.	Geology	Hydrology	Hydrostrat.	Depth (ft bls)	Recovery (%)	Lithology	Porosity (%)	Description	Test Interval	SPT Blow Counts	Comments
08/22/2024		undifferentiated sand and clay			16-18				SAND - clay (about 5 percent); pale brown (5YR 5/2); fine-grained; well rounded; well sorted; 1 percent plant material; 3 percent organics; consolidated		11,18,22,26	
08/22/2024					18-20				SAND - pale yellowish brown (10YR 6/2); well rounded; well sorted; fine-grained; 1 percent plant material; 1 percent organics; consolidated		5,11,13,10	
08/22/2024					surficial aquifer	20-22			SAND - quartz; pale brown (5YR 5/2); well rounded; well sorted; fine-grained; poorly to moderately indurated; 1 percent organics		11,16,28,32	
08/22/2024						22-24			SAND - quartz; pale brown (5YR 5/2); well rounded; well sorted; fine-grained; poorly to moderately indurated; 1 percent fine organics		22,29,38,45	
08/22/2024						24-26			SAND - quartz; pale yellowish brown (10YR 6/2); well rounded; well sorted; fine-grained; poorly to moderately indurated; 3 percent fine organics		18,32,43,50	
08/22/2024						26-28			SAND - quartz; pale yellowish brown (10YR 6/2); well rounded; well sorted; fine-grained; poorly to moderately indurated; 3 percent fine to medium grained grains that resemble phosphate		22,28,29,24	
08/22/2024					28-30			CLAY - sandy; yellowish gray (5Y 8/1); sand grains well rounded; well sorted; fine-grained; 1 percent fine-grained grains that resemble phosphate		11,17,22,22	Possibly start of basal confining unit for surficial aquifer.	

[ft bls, feet below land surface; Hydrostrat., hydrostratigraphy; MM/DD/YYYY, month/day/year; No., number; SPT, standard penetration test]

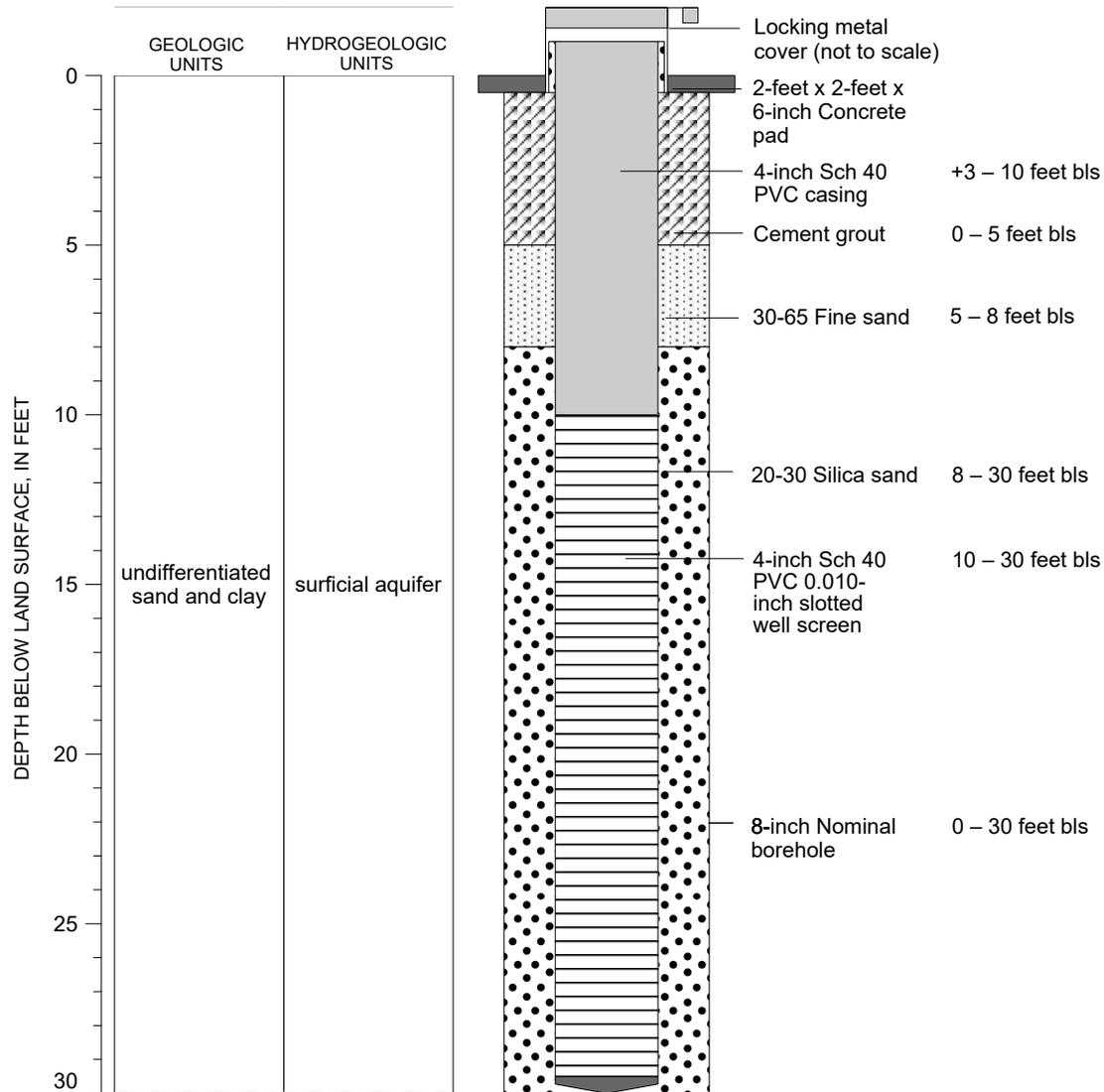
Attachment 3

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon Ranch Surficial Aquifer Monitor Well Construction Summary  
 Page 11  
 February 26, 2026

SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon Ranch Surficial Aquifer Monitor Well Construction Summary

Page 12  
February 26, 2026

Attachment 4



Well Name:	Sanlon Ranch Surf Aq Monitor
SID:	1027865
WCP:	944191
S/T/R:	33/28S/24E
Latitude:	28° 00' 00.80" N
Longitude:	81° 55' 22.80" W
Reporting Category:	SANL
Const. Began:	08/22/2024
Const. Complete:	08/23/2024

**EXPLANATION**

	Concrete		Nose cone
	Fine sand		Well head protector
	PVC casing		Cement grout
	Screen		20-30 sand

Note: As-built is not to scale above land surface.

[bls, below land surface; Const., construction; N, north; PVC, polyvinyl chloride; Sch, schedule; SID, station identification; S/T/R, Section/Township/Range; WCP, well construction permit; W, west]

Attachment 5





SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon Ranch Surficial Aquifer Monitor Well Construction Summary

Page 15  
February 26, 2026

Attachment 6

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
GEOHYDROLOGIC DATA SECTION  
DAILY CORE DRILLING LOG**

REPORT #	SITE GEOLOGIST	DATE	DATE ON-SITE	SID
2	K. Mallams	8/23/2024	8/22/2024	1027865

CONTRACTOR	CREW	PROPOSED T.D.	PROGRESS	DEPTH
NET		30 feet	30 feet	30 feet

WELL SITE NUM-NAME	Sanlon Ranch	WELL NAME/ID	Sanlon Ranch SA
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TIME LOG		DEPTH	DETAILS OF OPERATIONS
FROM	TO		
800			K. Mallams arrive on site, NET Crew prep site
			8" OD, 6" ID x 5 feet hollow stem augers x 7
805			Rig on hole - Mast up
840			Augers turning - Auger 1 Wooden plug installed
			Hit water table w/ first Auger
850			2nd Auger turning
855			3rd Auger turning - Influx of H <sub>2</sub> O this run
900			4th Auger turning
905			5th Auger turning
			using a hose to infill Auger w/ yesterday's drilling mud
910			6th Auger turning
910			7th Auger turning - drilled down to ~32 ft
			put H <sub>2</sub> O down in the Auger
930			1st 10' Slot Screen w/ nose cone
			2nd 10' Slot Screen screwed on to 1st 10' slot screen
			1st 10' blank PVC screwed on to 2nd 10' slot screen
			2nd ~5' blank PVC screwed on to 1st 10' blank PVC
			Knocked Wooden Plug out
			10' tremmie pipe -
925			Remove 7th Auger
			50lb 20-30 bag of silica sand -
			Replaced last 10' tremmie pipe w/ tremmie pipe w/
			Funnel on top
			50 lb 20-30 bag of Silica Sand -
			Remove 1 10' tremmie put on 5' tremmie + 5 ft tremmie w/funnel
			50 lb 20-30 bag of Silica Sand -
			Remove 5' tremmie pipe section + put on 5 ft tremmie w/funnel
			Add 10 ft section of tremmie pipe
940			Remove 6th auger

District Representative		Contractor Representative	
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SUBJECT: Central Florida Water Initiative Data, Monitoring, and Investigations Team Sanlon Ranch Surficial Aquifer Monitor Well Construction Summary

Page 16  
February 26, 2026

Attachment 6

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
GEOHYDROLOGIC DATA SECTION  
DAILY CORE DRILLING LOG

REPORT #	SITE GEOLOGIST	DATE	DATE ON-SITE	SID
2 continued	K. Mallams	8/23/2024	8/22/2024	1027865

CONTRACTOR	CREW	PROPOSED T.D.	PROGRESS	DEPTH
NET		30 feet	30 feet	30 feet

WELL SITE NUM-NAME	Sanlon Ranch	WELL NAME/ID	Sanlon Ranch SA
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TIME LOG		DEPTH	DETAILS OF OPERATIONS
FROM	TO		
			remove 10' tremmie pipe - Add 5' tremmie w/ funnel
			50 lb 20-30 Silica Sand -
			Water is being displaced in well
			well is leaning to one side of Augers - likely not getting
			Sand around pvc
950			Check - 20/30 Sand is ~25 ft below L.S.
955			remove 5th Auger
			remove 10' tremmie - Add 5' funnel tremmie
			50 lb 20-30 Silica Sand -        Last 3 bags - no funnel directly down hole
			Water is being displaced
1005			remove 4th Auger
			50 lb 20-30 Silica Sand -      No funnel
1015			removal of 4th Auger
			50 lb 20-30 silica Sand -
			removal of 3rd Auger
			50 lb 20-30 Silica Sand -
			Short ~1ft of 20-30 Sand - no more bags - need to
			Call Ross to bring More
1035			Start to develop well - Pump is a small trash pump
			w/ a garden hose - would have not done anything for
			well development - increased RPMs
1056			Tested w/ depth w/ Water Meter - ~27' bls - slow
			recharge
1102			23.5' w/
1113			Ross Arrived
			More Sand bags 20/30 -   2ft over 20-30 from 30-8 ft and 30-65 from 8-5 ft
			Fine Sand - 30/65 -
1125			Pulled Final Auger
			Silica Sand bags - 20/30 -
			Silica Sand bags 30/65 -

District Representative		Contractor Representative	
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