

BLACKBURN CREEK CDD

COMPLETE TRIBUTARY AND SWALE ASSESMENT REPORT SEPT 2025

Prepared for:
Blackburn Creek CDD

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Sept 2025

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1.0 - SUMMARY:

Blackburn Creek CDD has requested an assessment of all of the tributaries and swales located throughout the Grand Palm Community. This assessment will be utilized by the Grand Palm Community's Master HOA and Blackburn Creek CDD for the following:

1. An exhibit for the HOA and CDD to utilize.
2. Implementing ongoing maintenance of the various stormwater systems that convey stormwater through the community.

Based on the assessment we will identify observed conditions and provide action steps to address the observed conditions.

BDi Engineering has engaged in extensive conversations with SWFWMD regarding work that may be taken within wetland tributaries and swales when there is an impedance to conveyance. SWFWMD guidance will allow for hand work to remove the impedance with the desire to leave the removed impedance somewhere within the wetland for natural degradation.

2.0 – OBSERVED CONDITIONS:

In Aug 2025, BDi Engineering completed a site visit to visually inspect the tributaries and swales where accessible.

The findings from the inspection are presented below:

1. Vegetation, vegetation overgrowth, and debris are the primary impedance to conveyance within tributaries and swales.
2. Observed multiple areas where the disposing of green waste into wetland and wetland setback areas has either happened or is ongoing.
3. Buildup of material at bridges incorporated into the footpath within the community.
4. Lack of regular maintenance at:
 - a. Grated ditch bottom inlets in swales and channels utilized in various areas of the community.
 - b. Skimmer boards that are not located within stormwater ponds.
 - c. Control structures that are not located within stormwater ponds.
5. Pipes and culverts under roadways impacted from vegetation and debris.
 - . Invasive and exotic plant material are having impacts to conveyance of water
 - . The drainage area between Collier Pl and Sebring Ln is a designated as a dry retention area. Google earth timeline photos show that at start of development there was a definitive swale. Over time this swale has become filled with overgrowth and vegetation.

In general, water is conveyed through the various tributaries and swales of the community. We recommend multiple action items in the following section for the HOA and CDD to consider implementing to reduce the impact from the above-mentioned items.

3.0 – ACTION ITEMS:

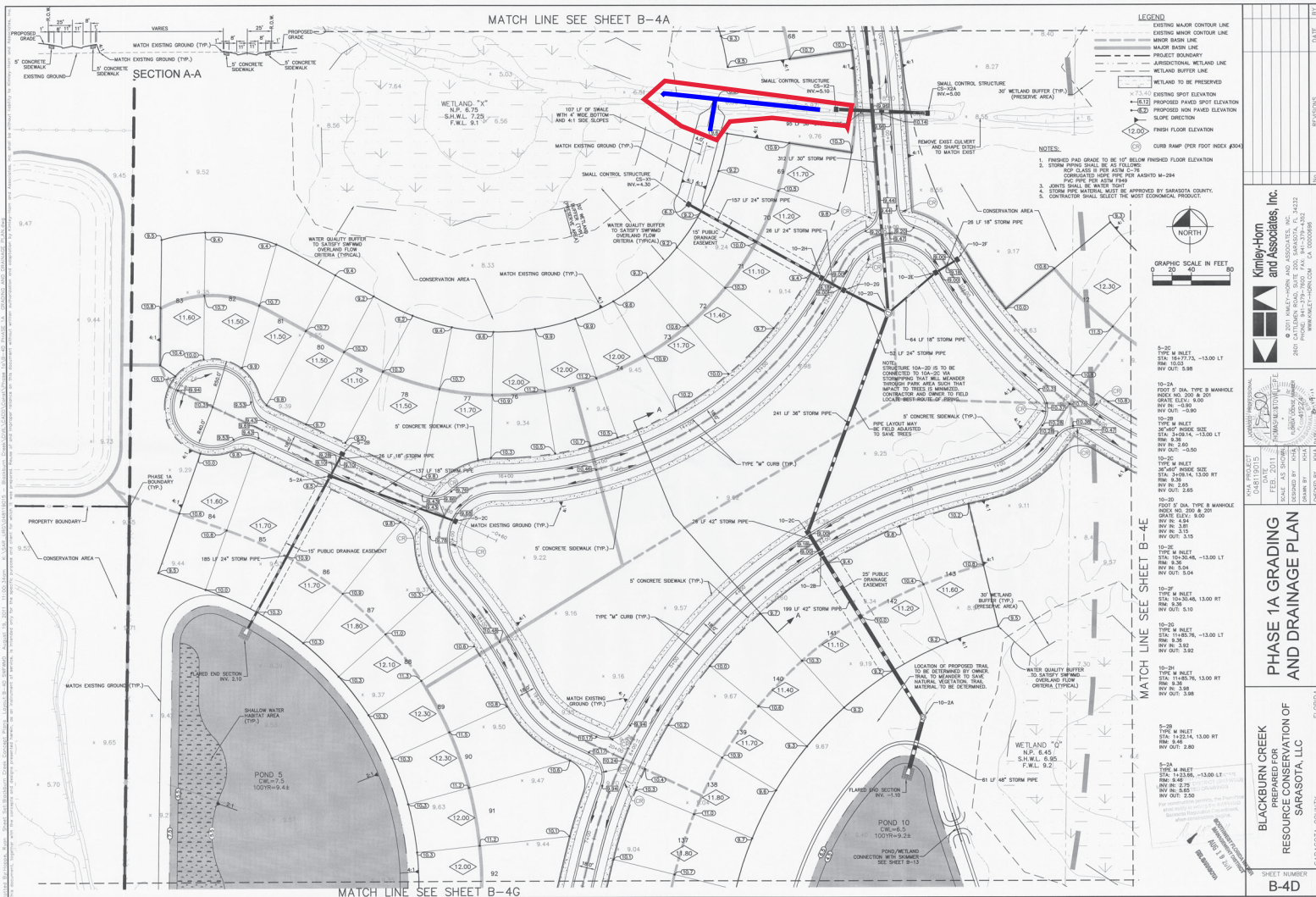
Based on our findings, BDI recommends the following action items be performed within the community to maintain conveyance of stormwater through the stormwater system, swales, and tributaries.

1. The community was developed in three phases. Recommend on a rotating basis between the three phases an ongoing annual inspection of the drainage conveyance system pipes, structures, swales, and tributaries in order to identify and mitigate issues at the earliest possible stage.
2. Each year in the phase that is due for inspection we recommend the removal of vegetation, vegetation overgrowth, debris, and sediment (if any), and address any structural deficiencies in the following components:
 - a. Control structures
 - b. Skimmer boards
 - c. Grated swale inlets
 - d. Drainage swales and channels
 - e. Tributaries
 - f. Footpath Bridges
 - g. Pipes and culverts under roadways
3. Implementation of regular maintenance of structures constructed outside of the stormwater ponds as part of the stormwater pond treatments. These are outflow structures, skimmer boards and grated inlets located in swales and channels. Generally, this includes maintenance of the vegetation at and around the structure and removal of debris on grates and skimmer boards.
4. Implementation of a program to address invasive and exotic species. This program would be focused on areas where. Based on available resources the program can focus on the areas where these types of plant material would have the greatest impact to conveying water through the community or can be a community wide program. Nonnative plants will be overbearing and aggressive and native plants are not overbearing nor are they aggressive. Native plants do not compete; they coexist within the plant community.
5. Recommend the HOA and CDD have regular and ongoing communication with the residents, contractors, and vendors regarding the importance of preventing vegetation, debris, and sediment from entering into the stormwater system. Implementing the following activities will help maintain the drainage system's ability to convey, attenuate, and treat the stormwater within the community.
 - a. Eliminate power leaf blowing of vegetation and debris into the street and drainage inlets.
 - b. Eliminate the disposing of green waste behind homes where wetland setback or wetland areas are located.
 - c. Eliminate the disposal of green waste into wetland setback or wetland areas that are adjacent to maintained common areas.
 - d. Eliminate the application of excess mulch that is prone to movement during storm events.

- d. Eliminate the application of excess mulch that is prone to movement during storm events.
6. The development of an ownership map that will provide an overview of the entire community and should include all pipes, structures, swales and tributaries, roadways, HOA maintained areas, county owned/maintained areas, bridges, footpaths and any other items the community and the engineering firm deem needed.

4.0 – LOCATIONS WITH URGENT NEEDS:

1. **Sebring Ln and Collier Pl** - Remove invasive, nuisance, overgrowth and excess vegetation in the dry retention area between Collier Ln and Sebring Ln. Leave larger trees and native understory vegetation. HOA and CDD will need to communicate with property owners about the impact of disposing green waste in this area. See the following plan sheets for project locations and limits
2. **Callaway Ct Pipe Crossing** – Remove invasive, nuisance, overgrowth and excess vegetation in front of the pipe on the north side of the road.
3. **Pond 12 Weir** – Restore weir notch opening to correct elevation. Review elevation in tributary that runs north of pond 12 to verify elevations ensure flow from west to east.
4. **Pond 28 Bank** – There is a low spot in the pond bank that allows water to free flow into the tributary that runs south of the pond. Restore or increase the pond bank elevation to ensure the flow of water is out via the weir structure.



Grand Palm Community

Drainage area between Collier Pl and Sebring Ln



Google Earth



APPENDIX A

Picture Examples of Observed Conditions

1200 Observation Blvd, Venice, FL 34293, USA

☼ 318°NW (T) • 27.078219, -82.342874 ±9ft

Minor impact to conveyance
at this time



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 8:43:04 AM

1200 Observation Blvd, Venice, FL 34293, USA

☼ 260°W (T) • 27.078237, -82.342882 ±9ft

Maintain 4ft vegetation free
zone in front of all skimmer
boards



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 8:43:24 AM

11763 Breadfruit Ln, Venice, FL 34292, USA

☼ 168°SE (T) ☉ 27.078552, -82.343396 ±26ft

Moderate to significant
nuisance vegetation impacting
conveyance



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 8:47:45 AM

1262 Collier Pl, Venice, FL 34293, USA

☼ 244°SW (T) ☉ 27.077494, -82.343537 ±9ft

Native vegetation with
minimal impact to conveyance



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:27:32 AM

12416 Sagewood Dr, Venice, FL 34293, USA

Minor impact to conveyance
from vegetation and debris

☉ 247°SW (T) • 27.076398, -82.342237 ±42ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:33:40 AM

12454 Sagewood Dr, Venice, FL 34292, USA

Moderate to significant impact
to conveyance from vegetation
covering FES

☉ 113°E (T) • 27.076393, -82.34172 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:38:01 AM

12393 Sagewood Dr, Venice, FL 34293, USA

☉ 221°SW (T) • 27.074594, -82.342736 ±9ft

Minor impact to conveyance
from vegetation overgrowth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:43:34 AM

12393 Sagewood Dr, Venice, FL 34293, USA

☉ 111°E (T) • 27.074586, -82.34273 ±9ft

Moderate to significant impact
to conveyance from vegetation
and overgrowth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:43:45 AM

12375 Sagewood Dr, Venice, FL 34293, USA

☉ 163°SE (T) • 27.07465, -82.343355 ±13ft



12375 Sagewood Dr, Venice, FL 34293, USA

☉ 147°SE (T) • 27.07465, -82.343337 ±9ft



12393 Sagewood Dr, Venice, FL 34293, USA

☉ 336°NW (T) • 27.074402, -82.342508 ±13ft

Moderate to severe impact to conveyance from debris and overgrowth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:50:15 AM

12375 Sagewood Dr, Venice, FL 34293, USA

☉ 241°SW (T) • 27.074438, -82.343402 ±9ft

Minor impact to conveyance from debris; debris is spread out and not piled up



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 9:53:34 AM

12248 Alachua Ln, Venice, FL 34293, USA

☀ 207°S (T) ● 27.076132, -82.345216 ±45ft

4ft clearance zone free of
vegetation and debris



Tributaries and Swales
Assessment

Blackburn Creek CDD
Aug 26 2025, 10:24:38 AM

12244 Alachua Ln, Venice, FL 34292, USA

☉ 17°N (T) ☉ 27.076016, -82.345333 ±9ft



Minor to moderate impact to conveyance from vegetation

Tributaries and Swales
Assessment

Blackburn Creek CDD
Aug 26 2025, 10:25:07 AM

1203 Collier Pl, Venice, FL 34293, USA

Significant impact to conveyance from vegetation and debris; swale to tributary connection

☉ 143°SE (T) • 27.077893, -82.346022 ±32ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:29:48 AM

1199 Collier Pl, Venice, FL 34293, USA

Significant impact to conveyance from vegetation, invasive plants and debris; swale to tributary connection

☉ 222°SW (T) • 27.07792, -82.346155 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 10:30:09 AM





1315 Observation Blvd, Venice, FL 34293, USA

☀ 195°S (T) • 27.073112, -82.342778 ±9ft



1315 Observation Blvd, Venice, FL 34293, USA

☀ 55°NE (T) • 27.073266, -82.342703 ±9ft



12155 Stuart Dr, Venice, FL 34292, USA

No or minor impact to conveyance from native vegetation

☉ 331°NW (T) • 27.071681, -82.347703 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:20:51 AM

12168 Stuart Dr, Venice, FL 34292, USA

☉ 291°W (T) • 27.071942, -82.34784 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:21:26 AM

12155 Stuart Dr, Venice, FL 34292, USA

No or minor impact to conveyance from native vegetation; minor impact from woodland vegetation growing out to conveyance swale

121°E (T) • 27.071535, -82.347568 ±13ft

Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:22:15 AM

12155 Stuart Dr, Venice, FL 34292, USA

115°E (T) • 27.071494, -82.347502 ±16ft

Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:22:26 AM

12195 Wakulla Pl, Venice, FL 34292, USA

📍 264°W (T) • 27.070802, -82.346315 ±36ft

Minor to moderate impact
from non native vegetation



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:28:03 AM

1383 Still River Dr, Venice, FL 34293, USA

📍 223°SW (T) • 27.070617, -82.345099 ±9ft

Green waste disposed in the
wetland



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:32:07 AM

1379 Still River Dr, Venice, FL 34292, USA

☉ 316°NW (T) • 27.070694, -82.345177 ±9ft

Green waste disposed in wetland



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:32:41 AM

1379 Still River Dr, Venice, FL 34292, USA

No impact to conveyance

☉ 270°W (T) • 27.070738, -82.34522 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:32:51 AM

11534 Callaway Ct, Venice, FL 34293, USA

☼ 186°S (T) • 27.070191, -82.345896 ±9ft

Minor impact to conveyance
from vegetation



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:35:11 AM

11534 Callaway Ct, Venice, FL 34293, USA

☼ 287°W (T) • 27.07037, -82.345745 ±9ft

Significant to severe impact to
conveyance at pipe under
roadway



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:36:49 AM

12087 Stuart Dr, Venice, FL 34293, USA

☉ 69°NE (T) • 27.068674, -82.348817 ±9ft



12087 Stuart Dr, Venice, FL 34293, USA

☉ 1°N (T) • 27.068566, -82.348989 ±9ft



12087 Stuart Dr, Venice, FL 34293, USA

Invasive willows; minor impact to conveyance at this time

☼ 252°SW (T) • 27.068669, -82.348998 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:54:51 AM

12200 Stuart Dr, Venice, FL 34293, USA

☼ 112°E (T) • 27.068769, -82.348047 ±16ft

Notch in weir needs to be addressed



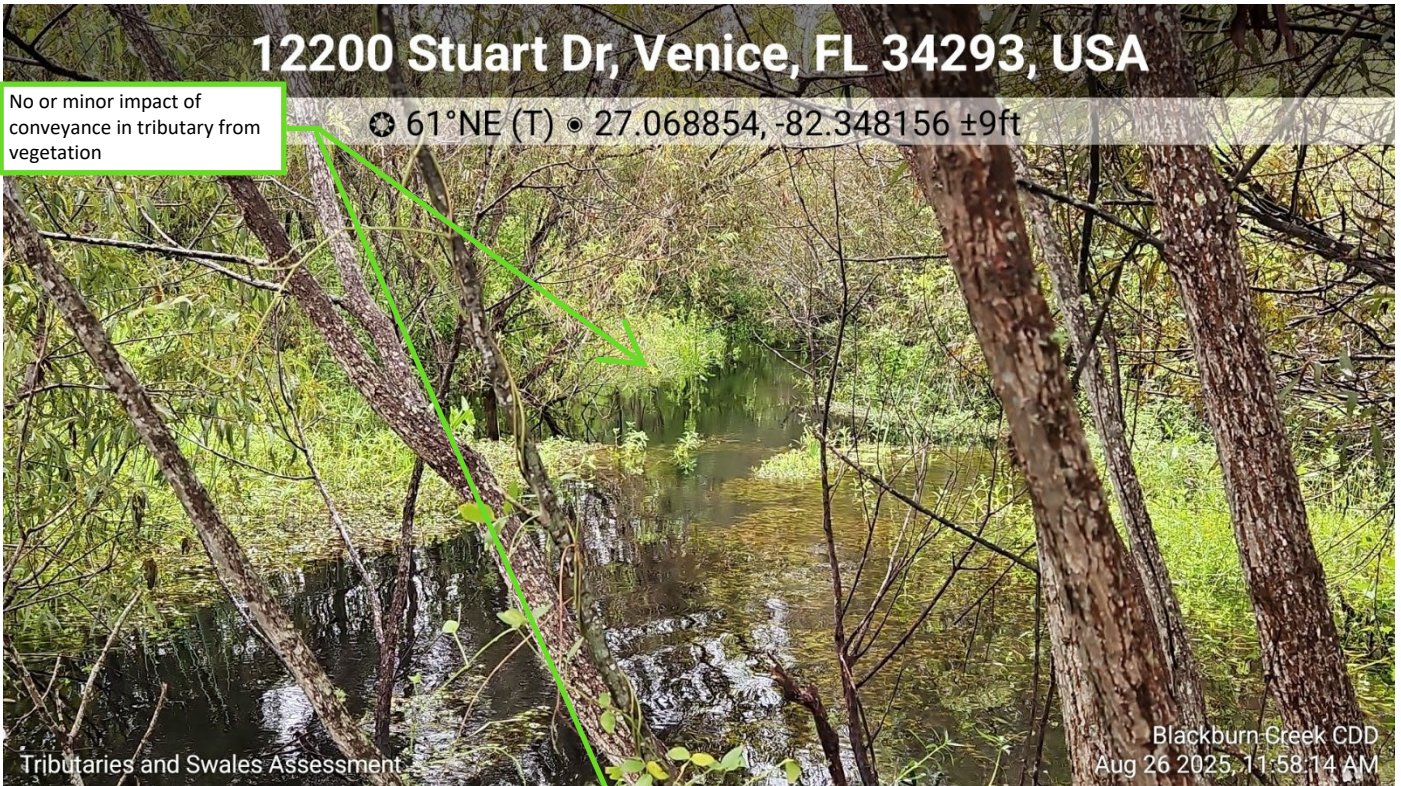
Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 11:56:53 AM

12200 Stuart Dr, Venice, FL 34293, USA

No or minor impact of conveyance in tributary from vegetation

☉ 61°NE (T) • 27.068854, -82.348156 ±9ft



12200 Stuart Dr, Venice, FL 34293, USA

☉ 258°SW (T) • 27.068854, -82.34816 ±9ft



11460 Okaloosa Dr, Venice, FL 34293, USA

Significant impact to conveyance from vegetation and debris

☼ 67°NE (T) • 27.067054, -82.350445 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:05:53 PM

11460 Okaloosa Dr, Venice, FL 34293, USA

☼ 69°NE (T) • 27.067032, -82.350515 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:05:42 PM

11527 Okaloosa Dr, Venice, FL 34293, USA

☉ 223°SW (T) • 27.065864, -82.350486 ±16ft

4ft clear vegetation zone at
control structure openings



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:03:09 PM

11634 Aucilla Dr, Venice, FL 34293, USA

☉ 96°E (T) • 27.07292, -82.34023 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:30:31 PM

12734 Shimmering Oak Cir, Venice, FL 34293, USA

☉ 162°SE (T) • 27.073169, -82.339667 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:31:25 PM

11686 Aucilla Dr, Venice, FL 34293, USA

☉ 278°W (T) • 27.072321, -82.338521 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:36:47 PM

11716 Hendry Lp, Venice, FL 34293, USA

☉ 269°W (T) • 27.072918, -82.337317 ±13ft

No or minor impact of conveyance from vegetation and debris



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:39:35 PM

11716 Hendry Lp, Venice, FL 34293, USA

☉ 91°E (T) • 27.072923, -82.336924 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 12:40:07 PM

13200 Harney St, Venice, FL 34293, USA

Impact to conveyance;
Turbidity curtain captures and
holds debris; overgrowth from
woodlands falling into tributary

85°E (T) • 27.072843, -82.336139 ±9ft



11716 Hendry Lp, Venice, FL 34293, USA

Pipes will need regular
maintenance of floating debris
to reduce impact to
conveyance

166°SE (T) • 27.072906, -82.336242 ±9ft



21275 Sandal Foot Dr, Venice, FL 34293, USA

Impact to conveyance from
invasive willow; impact to
skimmer board operation

☼ 254°SW (T) • 27.070021, -82.340116 ±9ft



21275 Sandal Foot Dr, Venice, FL 34293, USA

☼ 352°N (T) • 27.06995, -82.340222 ±9ft



1785 Still River Dr, Venice, FL 34293, USA

☉ 36°NE (T) • 27.066089, -82.336878 ±9ft

No impact to conveyance from
no or minor vegetation growth



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:02:27 PM

11921 Hunters Creek Rd, Venice, FL 34293, USA

☉ 175°S (T) • 27.065405, -82.339492 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:14:49 PM

21256 St Petersburg Dr, Venice, FL 34293, USA

☼ 247°SW (T) • 27.067304, -82.336379 ±9ft



21256 St Petersburg Dr, Venice, FL 34293, USA

☼ 48°NE (T) • 27.067371, -82.336208 ±9ft



21256 St Petersburg Dr, Venice, FL 34293, USA

☀ 78°NE (T) • 27.067599, -82.336097 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:21:10 PM

21252 St Petersburg Dr, Venice, FL 34293, USA

☀ 234°SW (T) • 27.067858, -82.335789 ±13ft



Complete bank repairs to
pond and tributary to stop
over topping of pond bank
with free flow into tributary

Assessment

Blackburn Creek CDD
Aug 26 2025, 1:22:15 PM

21240 St Petersburg Dr, Venice, FL 34293, USA

No or minor impact to conveyance from vegetation at this time

☼ 166°SE (T) • 27.068846, -82.334951 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:24:39 PM

21240 St Petersburg Dr, Venice, FL 34293, USA

☼ 148°SE (T) • 27.068874, -82.334941 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:24:45 PM

12156 Stuart Dr, Venice, FL 34293, USA

No impact of conveyance
swale to tributary; skimmer
board has 4ft vegetation free
zone

☉ 110°E (T) • 27.069459, -82.334365 ±13ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 1:26:02 PM

21200 St Petersburg Dr, Venice, FL 34293, USA

Minor to moderate impact to
conveyance from vegetation

☉ 107°E (T) • 27.071756, -82.335714 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:14:51 PM

13200 Harney St, Venice, FL 34293, USA

☼ 258°SW (T) ● 27.072388, -82.335301 ±16ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:12:26 PM

13211 Harney St, Venice, FL 34293, USA

Minor to moderate impact to
conveyance from vegetation

☼ 70°NE (T) ● 27.071972, -82.335664 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:14:22 PM

21301 Holmes Cir, Venice, FL 34293, USA

☼ 300°W (T) • 27.071254, -82.327118 ±16ft



21200 St Petersburg Dr, Venice, FL 34293, USA

☼ 196°S (T) • 27.071551, -82.335693 ±9ft

impact to conveyance;
maintain 4ft vegetation free
zone at skimmer boards or
outflow structures



13200 Harney St, Venice, FL 34293, USA

No or minor impact to conveyance from vegetation; implement routine maintenance

☉ 29°N (T) • 27.072917, -82.335508 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:30:02 PM

13200 Harney St, Venice, FL 34293, USA

☉ 51°NE (T) • 27.072697, -82.335325 ±9ft



Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 2:31:46 PM

12400 Davie Ct, Venice, FL 34293, USA

impact to conveyance; maintain
4ft vegetation free zone at
skimmer boards or outflow
structures; native vegetation has
minimal impact on flow

☉ 317°NW (T) • 27.074238, -82.332854 ±9ft



12400 Davie Ct, Venice, FL 34293, USA

☉ 10°N (T) • 27.074252, -82.332879 ±9ft





No impact to conveyance; ideal example with native plants along pond perimeter; weir and skimmer board with clear vegetation zone and swale to tributary with minor vegetation

12300 Destin Loop, Venice, FL 34293, USA

☼ 50°NE (T) • 27.074096, -82.333682 ±13ft



12300 Destin Loop, Venice, FL 34293, USA

☼ 105°E (T) • 27.07411, -82.333668 ±9ft



11545 Trailwood Dr, Venice, FL 34293, USA

● 27.075435, -82.349728 ±9ft

Impact to conveyance with overgrown vegetation; structures may not be known to be maintain.

Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 5:32:25 PM

1618 Center Rd, Venice, FL 34292, USA

⦿ 299°W (T) ● 27.078246, -82.336803 ±9ft

Tributaries and Swales Assessment

Blackburn Creek CDD
Aug 26 2025, 3:21:56 PM

12516 Shimmering Oak Cir, Venice, FL 34292, USA

📍 185°S (T) 📍 27.075224, -82.338871 ±9ft

