



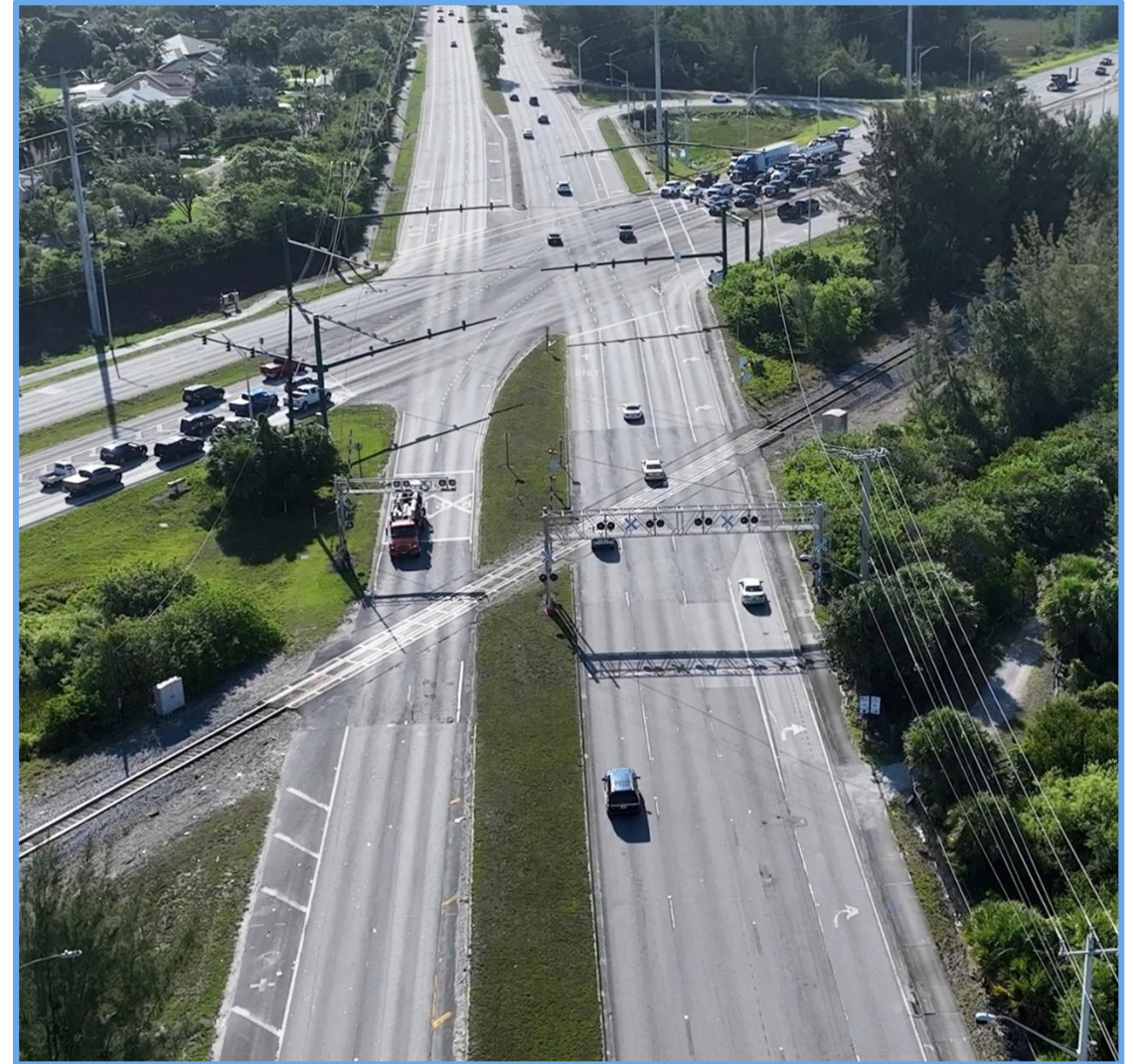
# Lessons Learned from a 10 Day Road Closure

November 20, 2025

# Project Background

## SR 710 / Beeline Highway Project Description

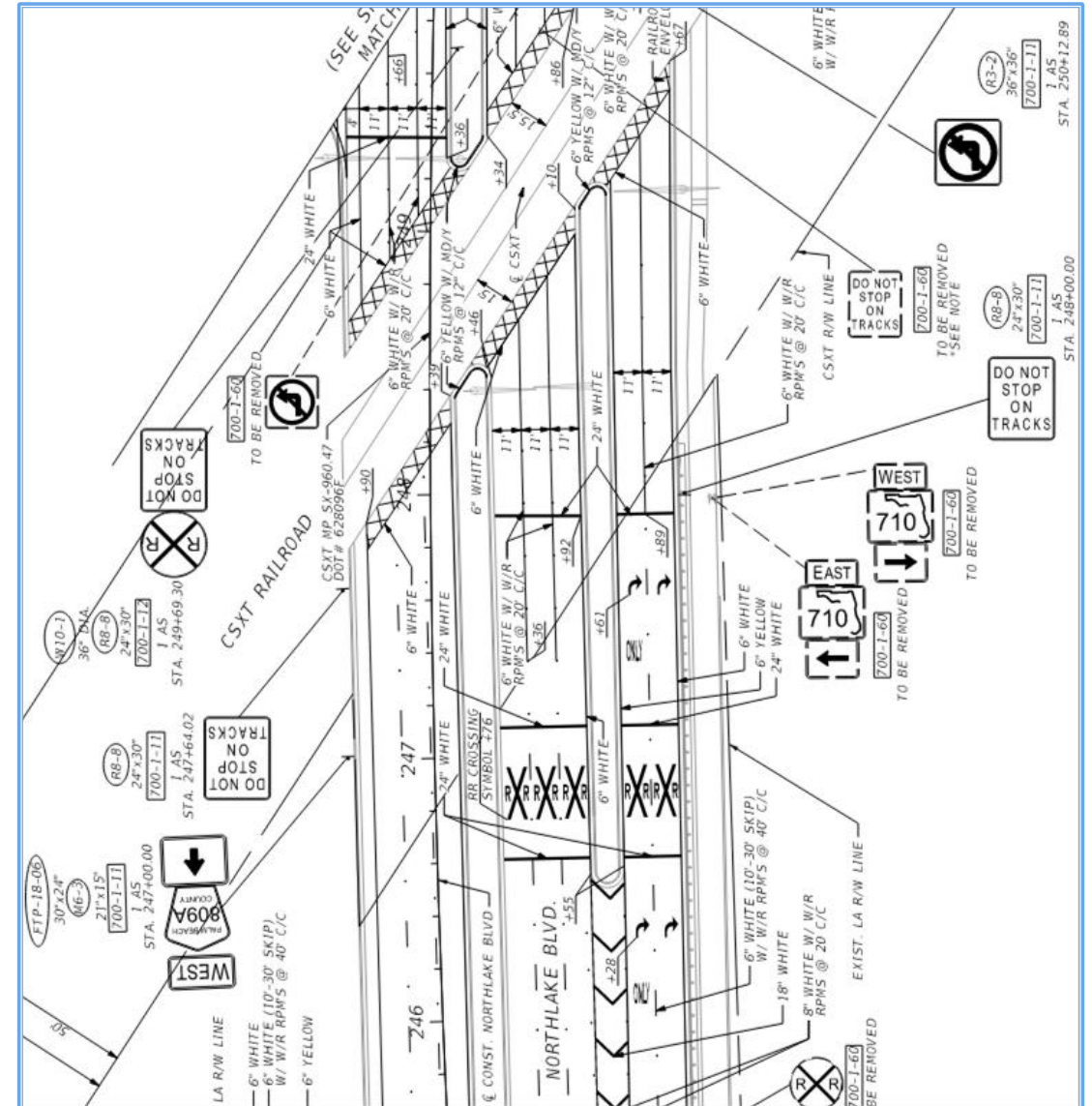
- Project Length: 3.142 miles
- Project Limits: State Road (SR) 710/Beeline Highway from Northlake Boulevard to SR 708/Blue Heron Boulevard and Florida's Turnpike bridge over SR 710/Beeline Highway
- Start Date: March 18, 2024
- Completion Date: Late 2029
- Contractor: deMoya Asphalt Group Joint Venture
- Estimated Construction Cost: \$150 million
- Scope of Work: Project improvements consist of widening SR 710/Beeline Highway from Northlake Boulevard to SR 708/Blue Heron Boulevard from 4 lanes to 6 lanes, replacing and widening the Florida's Turnpike bridge over SR 710/Beeline Highway, constructing an at-grade partial Continuous Flow Intersection (CFI) at the intersection of SR 710/Beeline Highway and Northlake Boulevard, adding sidewalks and bicycle lanes on both sides of SR 710/Beeline Highway, upgrading railroad crossings, drainage, signage, lighting, signalization and pavement markings throughout project limits, and upgrading Intelligent Transportation System (ITS).



# SR 710 at Northlake Blvd

## INTERSECTION DETAILS

- FDOT Project is constructing a Partial Continuous Flow Intersection in order to increase throughput at the intersection which includes widening of Northlake Blvd. in order to provide free flow dual right turn lanes from EB Northlake to SR 710 and dual right turn lanes from SE SR710 to WB Northlake.
- Northlake Blvd is the main arterial for approximately 60k residents from western Palm Beach County communities along with numerous commercial areas. The SR710/Northlake Blvd Intersection sees almost 70k trips per day.
- Northlake Blvd is a Palm Beach County roadway but the area immediately west of the SR710 Intersection includes neighborhoods also served by the City of West Palm Beach, City of Palm Beach Gardens, Village of Royal Palm Beach, and the Town of Loxahatchee Groves.
- The CSX Railroad crossing at Northlake Blvd. is within the footprint of the FDOT project but is governed by an agreement between CSX and Palm Beach County. However, CSX installing temp and new signals/gates per FDOT Plans and agreement with FDOT.



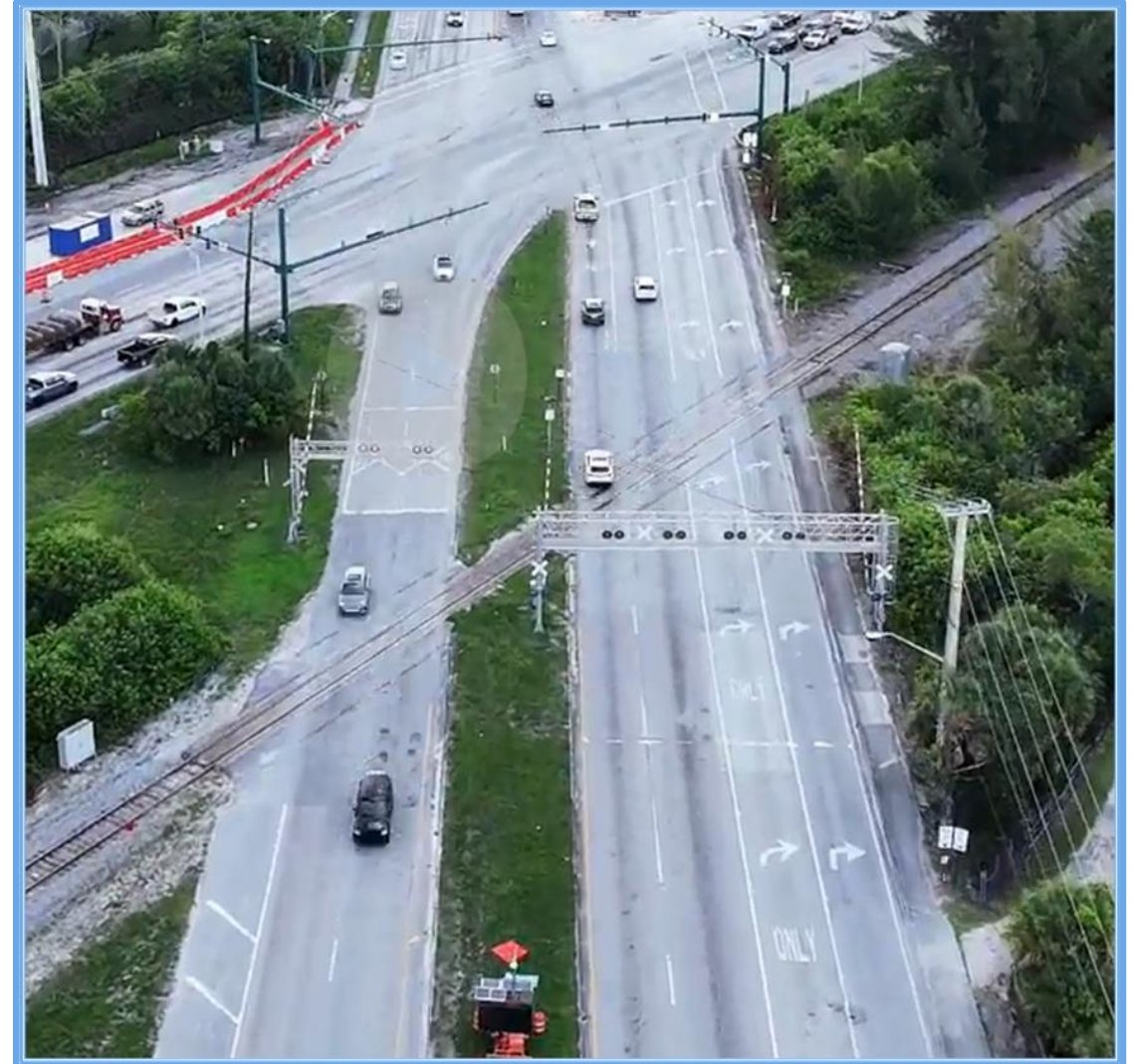


# SR 710 at Northlake Blvd

## CSX Crossing at Northlake Boulevard

### Planning MOT Phase II Activities:

- MOT Phase shift was necessary to move Eastbound Northlake Boulevard through lanes towards the inside median to facilitate outside drainage and roadway construction.
- Phase shift necessitates coordination with CSX Signalization to remove the overhead signal truss and install temporary signalization.
- CSX, during a review of this crossing, also determined that they would utilize this work period in order to incorporate a complete replacement of railroad track and concrete panels through the roadway crossing footprint.
- Full replacement of the crossing was deemed necessary due to cited rail safety concerns by CSX. Track was exhibiting differential settlement and severe deterioration of the railroad ties supporting the rail.



# SR 710 at Northlake Blvd

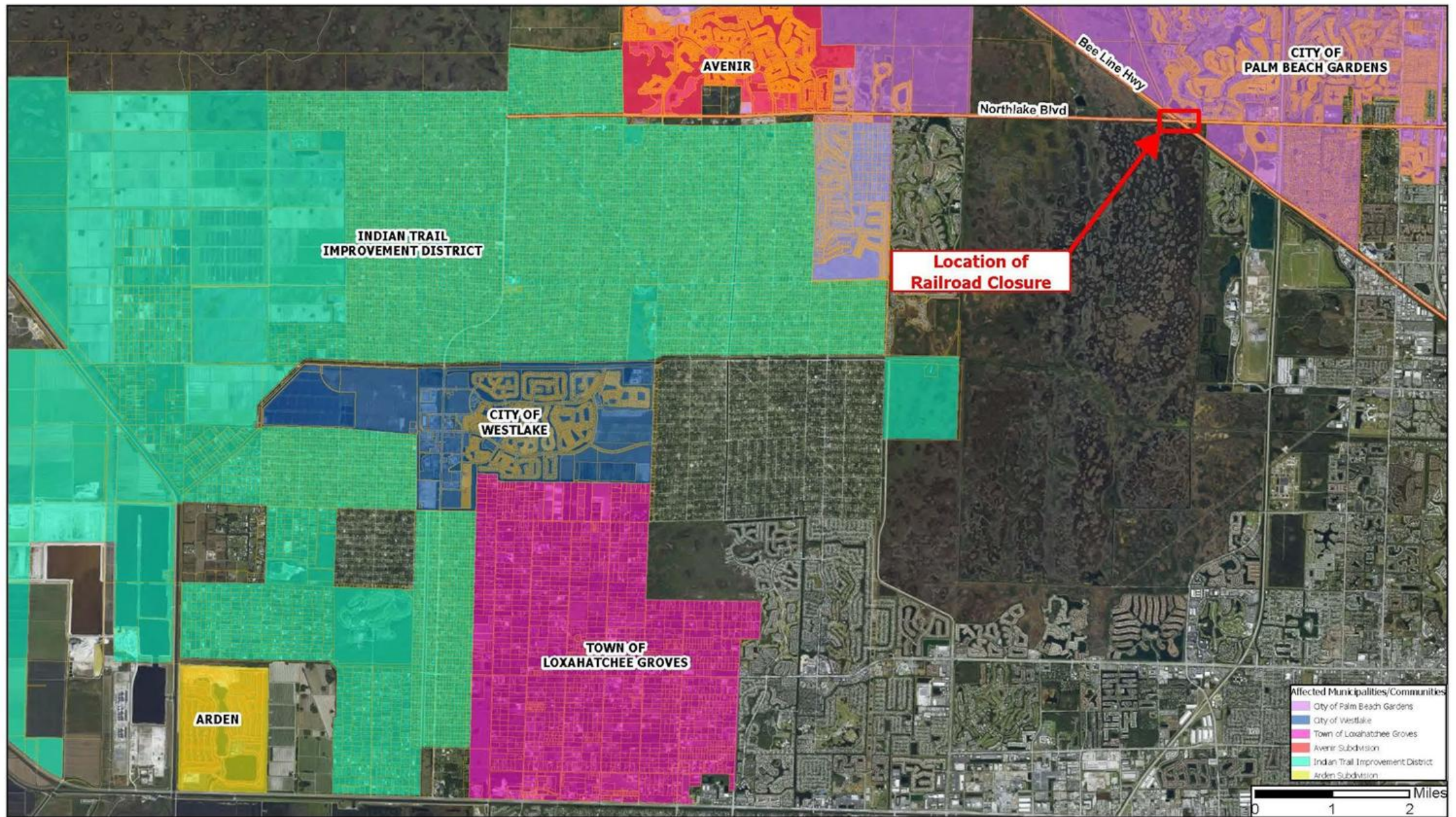
## CSX Crossing at Northlake Boulevard

### CSX Closure Details:

- This work required a full closure of the Eastbound and Westbound lanes at the crossing on Northlake Boulevard.
- The duration was expected to be 8 days. Once closed, the crossing could not be re-opened until the work was completed.
- Closure was designed to commence on a Friday evening with work occurring around the clock.
- Emergency Access both EB/WB would be maintained using the SE Beeline Highway to Westbound Northlake Boulevard Ramp under 24/7 law enforcement control.
- CSX controlled confirmation of the start date, with a focus on the fourth Friday in July or first Friday in August. PBC and FDOT committed to providing the public with a 3 week notice prior to closure.
- Detour route options and enhancements (signal timing adjustments, geometry analysis, signage, etc.) were assessed with PBCTE, Municipalities, PBSO and FDOT's Smart Workzone Consultant.







Northlake CSX Railroad Closure - Affected Municipalities and Communities

Total Affected Population: Approximately 60,000



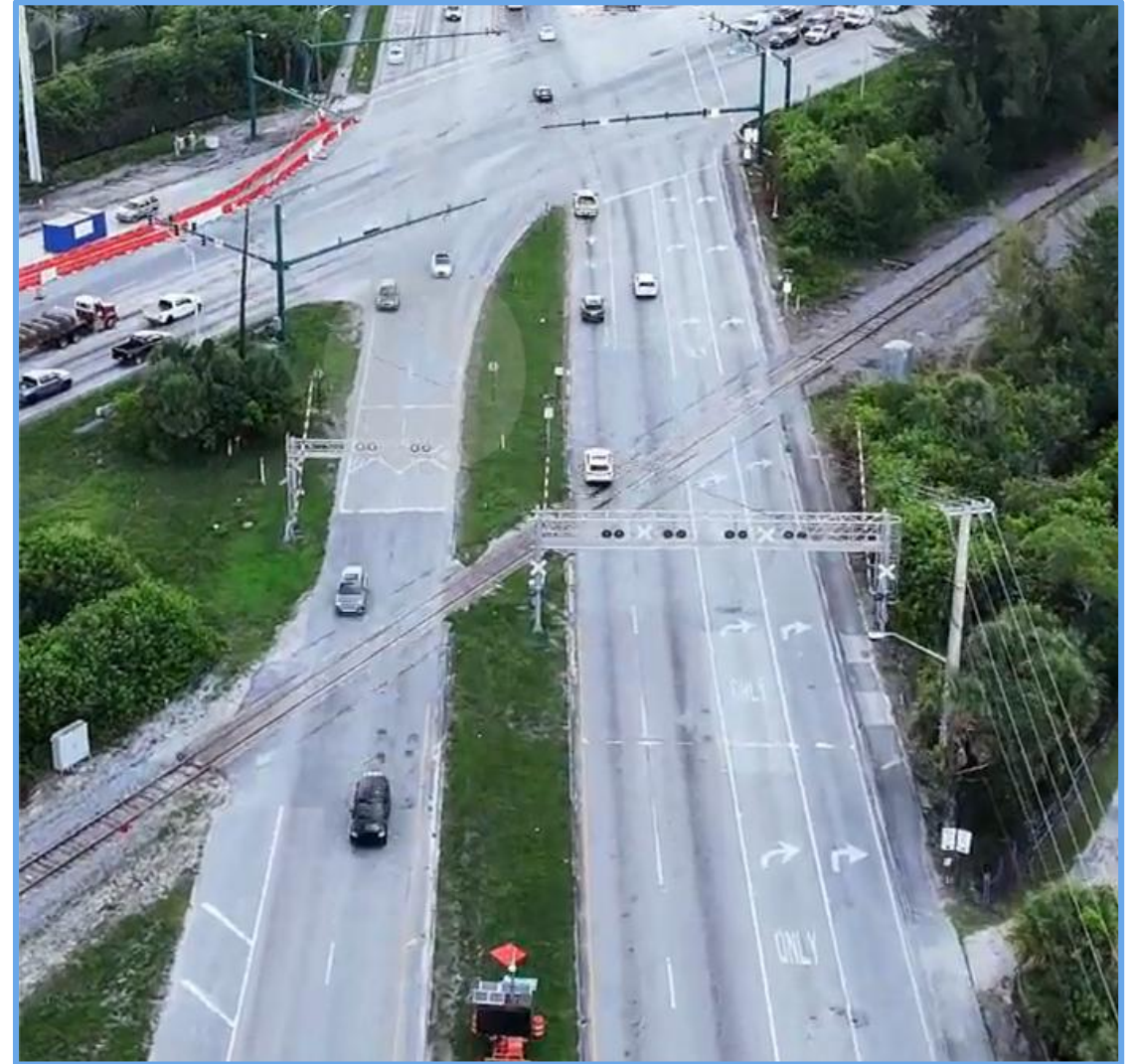


# SR 710 at Northlake Blvd

## CSX Crossing at Northlake Boulevard

### CSX Closure Coordination and Communication:

- Meetings were held weekly with municipal and county leadership, law enforcement, fire and rescue, traffic engineering, contractors and CSX to form a consensus on timing of the closure, emergency access details, and to educate all stakeholders.
- Developed comprehensive detour route plans including use of static signage, portable changeable message signs, signal timing updates, and law enforcement oversight.
- Regional messaging was scheduled on I-95 and Florida's Turnpike.
- Palm Beach County Traffic coordinated the installation of modems at signals to ensure ability for remote monitoring and adjustment in real time.
- Communications Plan Developed by FDOT/Palm Beach County included:
  - Multilanguage Direct mailed flyers to associated communities.
  - Press Release/Social Media Outreach with PBC, Palm Tran, associated municipalities, neighborhood coalitions, and project distribution lists. Door to door outreach for corridor businesses.
  - Daily Updates during closure to distribution lists and media.

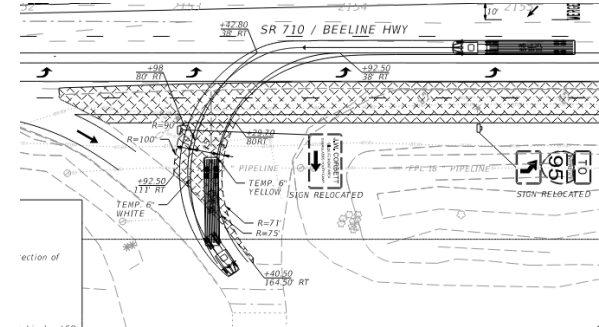


# SR710 at Northlake Blvd

## CSX Crossing at Northlake Blvd

### Emergency Access Route/Emergency Planning

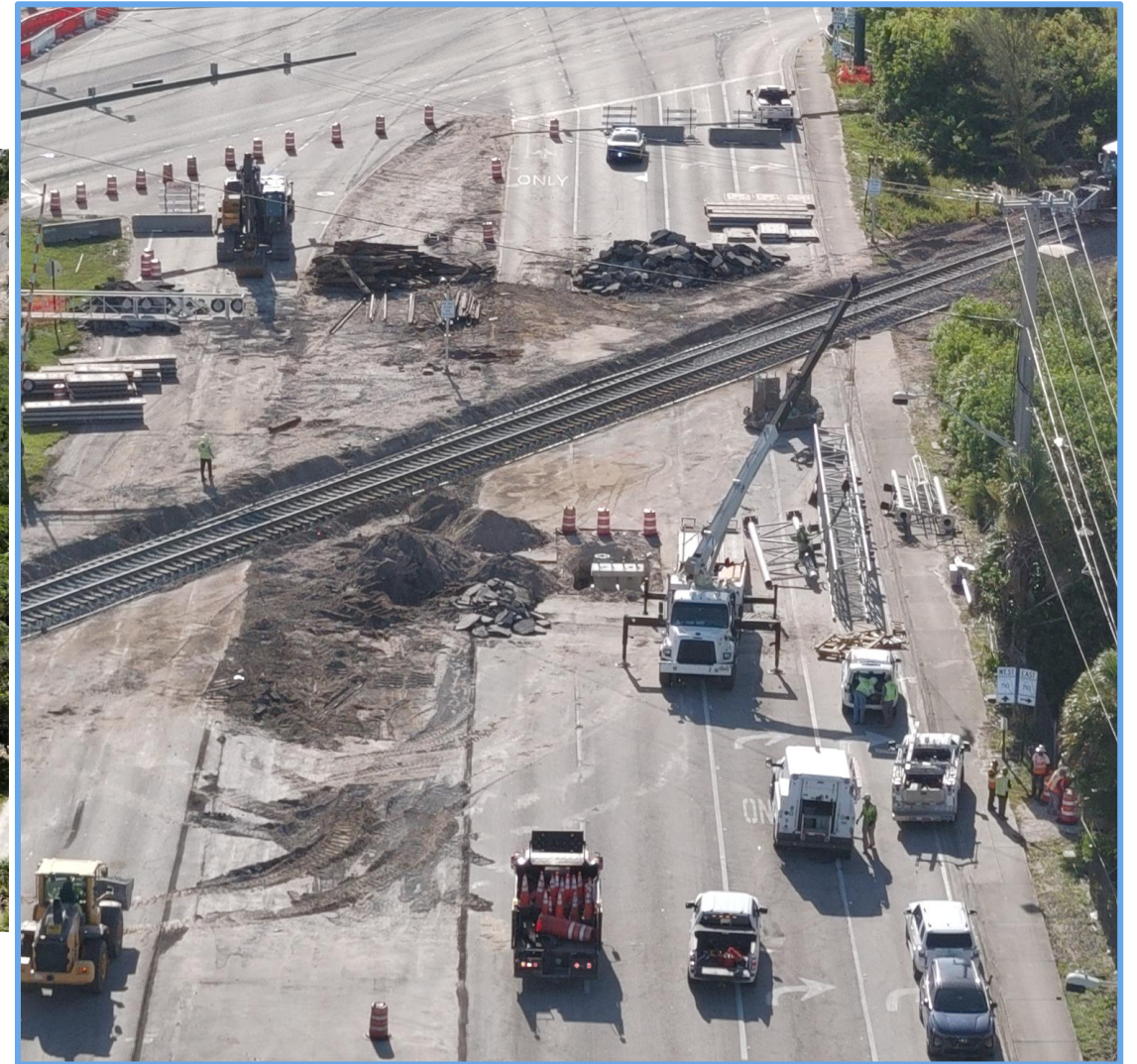
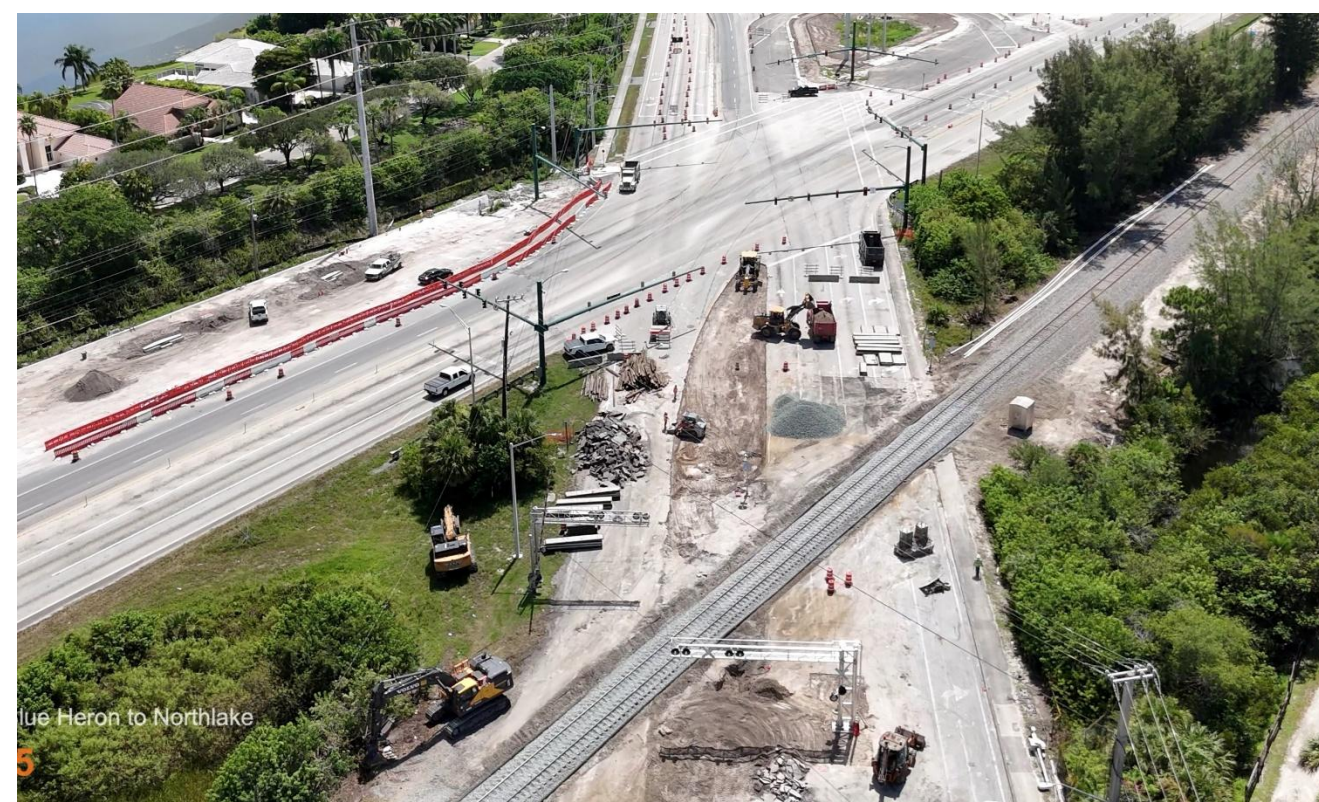
- Existing Ramp from SE Bound SR710 to WB Northlake was utilized for Emergency Access during the closure.
- Temporary pavement was constructed to make it easier for larger emergency vehicles to access.
- Access was controlled 24/7 by law enforcement personnel with primary utilization for emergency services on a call or medical transport.
- CSX, PBC, First Responders, and FDOT representatives met 72 hours in advance of the planned closure for a go/no go meeting. Focus was on potential tropical weather which would be the only factor to stop the closure at that point.
- Should a tropical storm or other event require the evacuation of the western communities during the closure, CSX committed to opening all EB Northlake Blvd lanes utilizing temporary measures.





# SR 710 at Northlake Blvd

## CSX CLOSURE ACTIVITIES





# SR 710 at Northlake Blvd

## CSX RAILROAD AND MOT PHASE SHIFT COMPLETED

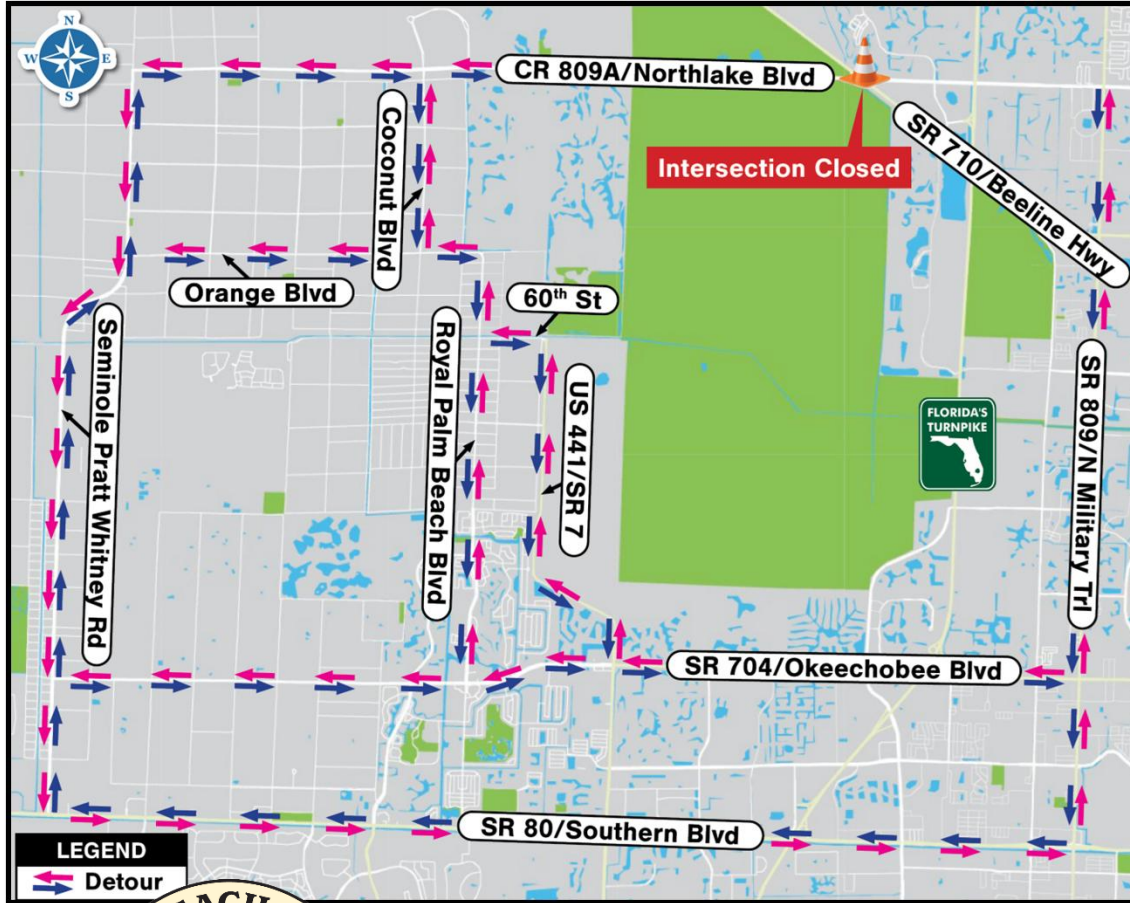
- CSX Rail replacement, railroad signal/gate arm relocation, temporary pavement, temporary striping and installation of 2000' of temporary concrete barrier wall, watermain relocation by City of West Palm Beach, and shifting of traffic into Phase II configuration was completed a day early on Saturday, August 9, 2025.
- Media Outlets, Municipal/County Leaders, First Responders, and all other stakeholders were notified immediately upon opening of the railroad crossing so that motorists and residents could resume normal traffic movement.
- PBC and FDOT continued to monitor post closure traffic in order to maximize efficiency of the Northlake/SR710 intersection with the new traffic configuration. Signal timing was adjusted as necessary.







# CSX Closure: Northlake Boulevard



Detour routes during CSX/FDOT road closure  
Aug. 1 – Aug. 10, 2025



Open traffic movements - Beeline Highway

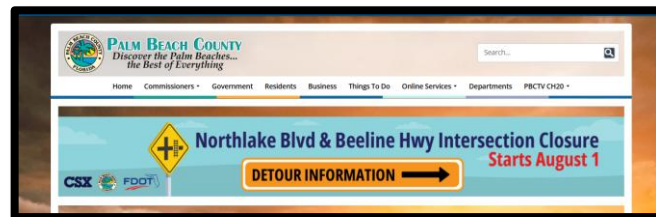
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# Communication Plan: Key Points

## Promotional Materials

- Every Door Direct Mailer: by Zip Code – English and Spanish (53,531 commercial and residential addresses)
- News release
- Dedicated web page
- Social media posts and graphics
- Visual/Voiceover PSAs showing traffic routes
- PBC-TV Bulletin Board



## Messaging

- Public safety messaging – EMS not affected
- Maps of alternative routes
- Staycation incentives
- Traffic shift at Seminole Pratt Whitney Road and Northlake Boulevard



## Audience

- Residents
- Affected municipalities
- School District



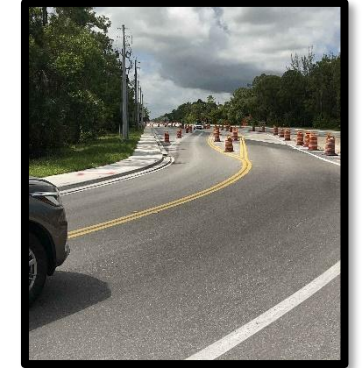
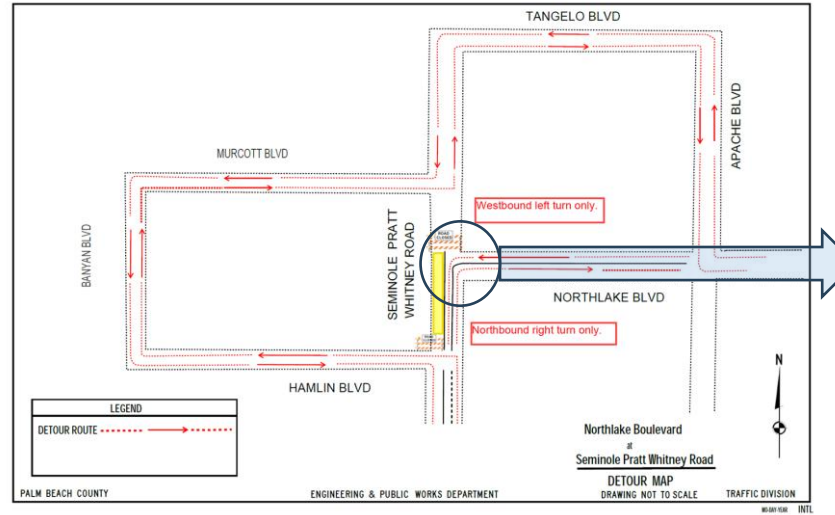
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# Traffic Shift: Northlake Boulevard and Seminole Pratt Whitney Road

- July 29: A traffic shift and temporary intersection configuration eliminated the “STOP” requirement for the westbound (Northlake) to southbound (Seminole Pratt Whitney) traffic movement.
- The shift improved traffic flow at the intersection, which was part of the CSX project’s detour route.
- The public was informed that the traffic shift was necessary regardless of the CSX project.



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# Traffic Monitoring

Traffic signals along the primary detour routes were temporarily retimed and continuously monitored to accommodate the increased traffic volume.



Situation Report August 7 <sup>th</sup> 2025	
<b>Status</b>	
Command Post PBCSO PBCFR Diverse Teams PBC Traffic Division	In Service
<b>PBCSO Situation to Date</b>	
<ul style="list-style-type: none"><li>Northlake Boulevard at S.R. 710 (Beeline Highway) has been closed since 8/1/2025, at approximately 20:00 hours, for repair of the CSX Railroad Crossing.</li><li>Northlake Boulevard at S.R. 710 (Beeline Highway) remains closed as of this date.</li><li>Northlake Boulevard at S.R. 710 (Beeline Highway) it is tentatively planned to reopen on 8/9/2025.</li></ul>	
<b>PBCSO Action to Date</b>	
PBCSO's Traffic Division has been conducting traffic control and directing vehicle traffic throughout certain locations with traffic congestion issues.	
<ul style="list-style-type: none"><li>Palm Beach County Traffic Engineering recently synced the traffic lights from Okeechobee Blvd. State Road 7 west to Royal Palm Beach Blvd. in order to alleviate traffic congestion for westbound travel lanes.</li><li>PBCSO Air Operations - Unmanned Aerial Systems (UAS) "drones" used assisted with aerial assessment / surveyor flights on key intersections and routes for traffic conditions.</li><li>PBCFR Diverse Dept. - Unmanned Aerial Systems (UAS) "drones" used assisted with aerial assessment / surveyor flights on key intersections and routes for traffic conditions.</li></ul>	
<b>PBCSO Actions to be completed</b>	
PBCSO traffic control resources currently deployed for this operation will be modified based upon traffic patterns and roadway conditions.	
<b>PBCSO Issues(s)</b>	
<ul style="list-style-type: none"><li>On 8/7/2025, at approximately 16:14 hours, Command Post (CP) received reports of <u>traffic-related issues, congestion</u> in the area of Coconut Rd. and Orange Blvd. (Landmark). Traffic units were deployed to the intersection to visually direct traffic.</li></ul>	

FDOT personnel were on the ground driving the routes and reporting issues to the Unified Command Post (EPW, PBSO and Fire Rescue) for real-time adjustments.

The [pbc.gov/northlakeclosure](https://pbc.gov/northlakeclosure) web page with camera links and detour information received over 1.3 million views within the first 4 days of the closure.



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## Partner Agency: PBSO

- Unified command with law enforcement, fire rescue, traffic engineering, and transportation agencies ensured a coordinated and effective response.
- PBSO's Community Service Aides and Deputies operated with flexibility, adapting to changing traffic conditions and working closely with traffic engineers to manage intersections effectively.



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# Partner Agency: Fire-Rescue



- The PBCFR MCU at Station #28 served as the central coordination hub, enabling real-time situational updates and resource allocation.
- Field visits to media staging areas and drone teams enhanced situational awareness.
- Hosted elected officials, community leaders and others.



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# Pre-closure News Coverage




**12 NEWS** NEWS WEATHER VIDEOS EN ESPAÑOL GAME CENTER WATCH **LIVE**

## Northlake Blvd. shuts down Friday: 8 days, 34-mile detour, no shortcuts

Katie Bente | Mon, July 28th 2025 at 5:35 PM  
Updated Fri, August 1st 2025 at 10:48 AM



Countdown begins for Northlake Boulevard road closure set for Aug. 1. (WPEC)




**TOPICS:** NORTHLAKE BLVD PALM BEACH COUNTY ROAD CLOSURE TRAFFIC CONGESTION DETOUR CSX >


PALM BEACH GARDENS, Fla. (CBS12) — Starting Friday, August 1 at 8 p.m., a full closure of one of Palm Beach County's busiest roads will force thousands of drivers to rethink their daily routines.

Northlake Boulevard at the CSX railroad crossing near Beeline Highway will be completely shut down for eight straight days as crews replace the entire rail system — tracks, signals, and concrete.

## 'We are honestly trapped': Northlake to shut down for several days



**25 WPBF** Updated: 8:06 AM EDT Jun 20, 2025 Editorial Standards ⓘ

 **Rachael Perry** f X  
Reporter

**PALM BEACH GARDENS, Fla.** — Residents of Western Palm Beach County fear they'll be trapped after learning parts of Northlake Blvd will shut down for eight days next month.

The news comes after CSX announced rail safety concerns at the Northlake Blvd crossing. CSX said the closure is necessary to fully replace the crossing, and it's expected to last about eight days or until the work is completed.



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# Post-closure News Coverage

## Gridlock not seen at closed road

Northlake Boulevard a major east-west route

Chris Persaud  
Palm Beach Post  
USA TODAY NETWORK

Cars clogged some roads during rush hour Aug. 4-5 in the vast semi-rural communities west of State Road 7 as Northlake Boulevard, one of their only major east-west roads connecting them to Palm Beach County had closed, but fears of hours-long gridlock did not become reality.

Traffic cameras captured backups at least a mile long during the afternoon rush hour on Aug. 4 at some intersections on Southern Boulevard and Okeechobee Boulevard, as drivers from The Acreage and Loxahatchee used the same roads as Wellington and Royal Palm Beach commuters.

But traffic on those roads and others flowed smoothly the rest of the day, defying fears that congestion and

See CLOSED ROAD, Page 2C

## Closed road

Continued from Page 1C

chaos would bring commutes to a standstill due to the closure of Northlake at Beeline Highway that started Aug. 1.

"I'm very pleased with how things are moving the first day," Indian Trail Improvement District Treasurer Richard Vassalotti said Aug. 4, the first weekday of the closure. The district governs the 34-square-mile community of The Acreage. The road is expected to reopen by Aug. 10, when freight rail company CSX says it will finish upgrading its tracks at that crossing.

### Where are the biggest traffic jams?

The 5 p.m. hour on Aug. 4 brought big traffic jams to Okeechobee Boulevard, especially at State Road 7 and Royal Palm Beach Boulevard two miles west. Traffic going west on Okeechobee Boulevard backed up as far as the traffic light cameras could see at those two intersections. On Southern Boulevard, traffic cameras saw the worst backups at Blinks Forest Drive and Royal Palm Beach Boulevard during the 5 p.m. hour. Meanwhile, a never-ending line of vehicles crept along two-lane Coconut Boulevard at its Orange Boulevard intersection.

### Traffic engineers and police staff helped traffic flow

Palm Beach County Sheriff's Office traffic personnel used traffic control devices called "pickles" to turn lights green to keep traffic flowing as smoothly as possible, spokeswoman Teri Barbera said.

PBSO did not specify the intersections where those devices were used. County traffic engineers had pledged before the Northlake Boulevard shutdown to monitor traffic lights in the area and manually control them to keep traffic flowing.

"I was at Orange and Coconut and have traveled that intersection for 30 years," Vassalotti said. "There was no doubt it was being controlled. Traffic was moving. ... Whoever was running that, they were spot on with the cameras and running the lights."

### Inconvenience, not emergency, local official says

Overall, Vassalotti said, he had heard from residents that the closure had been an inconvenience but not an emergency. Few complaints could also be seen on the Facebook group The Acreage & Lox Complain About The Northlake Railroad Closing August 1.

"Traffic congestion moved very smoothly," Palm Beach County Fire Rescue spokeswoman Tara Cardoso said.

CSX is upgrading its rail signals, aiming to finish before school starts Aug. 11. The company is on track to finish by Aug. 10, the Florida Department of Transportation said Aug. 5.



Westbound traffic backs up Aug. 4 after 5 p.m. on Okeechobee Boulevard at State Road 7. PROVIDED BY PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS



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# Community Thank-You



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# SR 710 at Northlake Blvd



## KEYS TO OUR SUCCESS

- Early coordination meetings and discussion with Municipal/County leaders, First Responders, CSX, FDOT Contractor, and FDOT so that all stakeholders understood the reason(s) that this closure was necessary and to solicit input on the best practices to minimize impact to residents and businesses while ensuring that First Responders had 24/7 access through the intersection. Create “buy in” with all stakeholders.
- Transparency through sharing of all relevant information created Unified Messaging amongst all municipal/county leadership and to media outlets in order to avoid confusion/misinformation.
- “Make the Plan and Work the Plan” – Communication Plan developed by PBC encompassed numerous avenues for the public and media to access information regarding the closure and to receive updates during the closure. Construction Plan for numerous entities to work in this space together to complete the maximum amount of work during the closure period in order to avoid future lane closures was well executed. Given that, we still needed to be flexible enough to adapt to data gathered and field conditions encountered.
- Daily briefings were held each morning to discuss traffic impacts, to assess traffic conditions the previous day for potential modifications to signals along detour route(s), and to review any incidents that may have occurred.
- No compromise on safety of motorists/construction workers or on access of emergency services to the western communities during the closure.



# QUESTIONS?

