

WINDSOR PALM BEACH ESTATES HOMEOWNERS ASSOCIATION, INC.
8 Windsor Court
Palm Beach, Florida 33480

Peter Elwell, Town Manager
360 South County Road
Palm Beach, Florida 33480

November 15, 2002

Dear Mr. Elwell,

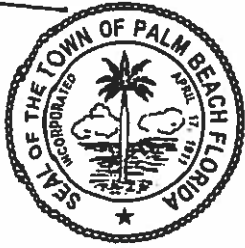
At yesterday's meeting of our homeowners association our board voted to petition the Town of Palm Beach to turn our street, Windsor Court, into a public street. At present it is a private street.

Please take the necessary steps to accomplish this action. I will be available for any assistance you may need.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Cooley', written in a cursive style.

William O. Cooley, Secretary



TOWN OF PALM BEACH

Office of the Town Manager

December 23, 2002

Mr. William Cooley, Secretary
Windsor Palm Beach Estates Homeowners Association, Inc.
8 Windsor Court
Palm Beach, FL 33480

Dear Mr. Cooley:

Thank you for your letter dated November 15, 2002, requesting that Windsor Court be accepted by the Town as a public street.

Before the Mayor and Town Council consider your request, the Homeowners Association must agree to bring the infrastructure in the subdivision up to a "like new" condition meeting current Town standards. This is the norm required for Town acceptance of any subdivision infrastructure.

A quick inspection of Windsor Court has revealed the following:

1. There are a number of sections of curb/gutter that are cracked, settled or broken. These will need to be replaced.
2. There is abnormal settlement near one of the inlets that will require excavation and repair.
3. There are a number of pavement "boils" where the asphalt has heaved. The cause of these boils will need to be determined and repaired.
4. The roadway needs to be milled and resurfaced since it has oxidized and cracked in many places.
5. The signage for the one-way section of Windsor Court is missing and will need to be installed.

**WINDSOR PALM BEACH HOMEOWNERS ASSOCIATION, INC.
WILLIAM O. COOLEY, SECRETARY
8 WINDSOR COURT
PALM BEACH, FLORIDA 33480**

February 25 2003

Town of Palm Beach
Peter Elwell, Town Manager
360 South County Road
Palm Beach, Florida 33480

Dear Mr. Elwell,

We are in receipt of your letter of December 23, thank you for your prompt response.

As I sit here typing this letter I notice a large concrete readi-mix truck using our private street as a short-cut from County Road to a construction site on Cherry Lane. This is not unusual. Vehicles, both commercial and residential, constantly use Windsor Court as a short-cut from Cherry Lane to County Road and from County Road to Cherry Lane.

The four Windsor Court homeowners are bearing the upkeep and maintenance of Windsor Court caused by public vehicular traffic far in excess of our use of the street. The town real estate taxes do not allow us any credits for road maintenance, insurance, etc., on a street that we, in fact, maintain for the benefit of the public. We cannot allow this to continue. Either Windsor Court becomes a public street or we will close it off to all traffic except that which is headed for one of the four homes on the street.

Would you please provide the following at your earliest convenience;

1. A list of all private streets in Palm Beach indicating which ones are through streets and which ones are dead end streets
2. How many applications to turn private streets into public streets are now pending?
And, what for what streets?
3. In the past ten years which private streets have been accepted by the town?
4. In the past ten years which private streets have been rejected (after proper application) by the town and the reasons for such rejections.
5. Please provide specifics as to the repairs that need to be made and the location on the street of such repairs.



TOWN OF PALM BEACH

Office of the Town Manager

April 15, 2003

Mr. William Cooley, Secretary
Windsor Palm Beach Homeowners Association
8 Windsor Court
Palm Beach, FL 33480

Dear Mr. Cooley:

This is in response to your letter of February 25, 2003, regarding the potential conversion of Windsor Court from a private street to a public street. Thank you for your patience in awaiting my response.

My statements below correspond to the questions enumerated in your February 25th letter, a copy of which is enclosed for ease of reference.

1. Please see attached list and map.
2. None.
3. None.
4. None. Some residents explored the possibility but decided not to pursue it (e.g. Blossom Way).
5. My previous letter described the character of the necessary repairs. If you move forward with this application and it is approved, we will gladly identify the specific locations and repairs so that you may determine how to proceed.
6. The Town's adopted level of service in your basin requires that the pipes be sized to handle the three year-one hour storm. A runoff coefficient of 0.63 has been established for your area. A professional civil engineer can evaluate what needs to be done to comply with the Town's requirements on this item, including projecting the cost of this work.
7. Only the Town Council can grant you permission to install one or more gates. Please note that the gates in Phipps Estates are not privately controlled. They will open for anyone who approaches them either entering or leaving the subdivision via the private roads that connect to North Lake Way.

Property owners subdividing their land often provide for private streets and infrastructure in exchange for relaxation of the Town codes regarding such things as right-of-way widths and the layout of the subdivision itself. It is unlikely that the wall and hedge on the north side of Windsor Court would have been approved if the street was going to be dedicated to the public. But, because it was going to be private, the issues of wall and hedge maintenance and roadway right-of-way width were not of great importance. If the street is to be public, these issues become important. That is one of the reasons that trying to go from private to public is difficult.