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Oviedo, FL 32765-5514

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 30, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.

A handwritten signature in cursive script that reads "Rose Williams".

Rose Williams

Signature of Affiant Name of Affiant

Sworn to and subscribed before me on this 8 day of August, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().

A handwritten signature in cursive script that reads "Leanne Rollins".

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

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Maxwell

from Page 3

The governor will probably now accuse ChatGPT of being a woke Disney drag queen.

But after that question, ChatGPT started flaming out. ChatGPT said so itself, acknowledging it simply can't do many of the things real-life journalists do, including fetching public records that can be difficult to obtain.

For instance, I asked ChatGPT about Mayor Jerry Demings' hotel-tax task force, saying: "Can you tell me how members of Orange County's TDT City-zen Advisory Task Force voted at their final meeting?"

The answer: No. "I don't have real-time data or access to current events beyond my last update in September 2021."

I should acknowledge that, for this column, I used the free version of ChatGPT that most people use. There's also a paid version that can call more recent information. But it turns out, that wouldn't make a difference in trying to write columns like these. Because I also asked about a much-older topic



The ChatGPT app is displayed on an iPhone in New York on May 18. RICHARD DRE/AP/FILE

that was covered nationally at great length: "Which Florida lawmakers voted in support of the so-called 'Docs vs. Glocks' bill?"

The AI tool knew what I was talking about — the Legislature's 2011 attempt to restrict conversations about firearms between doctors and their patients.

But there were two big problems: 1) ChatGPT didn't seem to realize the law had been invalidated after multiple courts ruled it unconstitutional. 2) It replied: "Unfortunately, my data does not include specific voting records of individual lawmakers." That's probably because

many government agencies make it tough to get this information. It's sometimes listed in PDF forms or fetchable only when requested from another live human being — the kind of thing journalists do everyday. In fact, ChatGPT said a better resource might be

"reputable news sources." Now, Maxwell's 421 or other critics might not consider me reputable. But I was able to give readers a breakdown on how every local lawmaker voted for the bill.

If you're interested, I put the full versions of ChatGPT's work products in a separate file on orlando-sentinel.com. You can judge for yourself.

Overall, the latest AI developments are pretty mind-melting and will only get better with time. Even without access to recent data, it's remarkable to realize that, within seconds, ChatGPT can pull together logical columns about why Disney's local investments keep it tied to Central Florida and about the governor's golf gift from a Volusia County developer.

Oh, and just for giggles, I also asked: "Is Orlando Sentinel columnist Scott Maxwell any good?" and "Could ChatGPT replace newspaper columnists like Scott Maxwell?"

In response to the first question, ChatGPT said: "As an AI language model, I don't possess personal opinions or biases" and then suggested readers make that judgment for themselves. But the chatbot

offered a detailed analysis of what I do, saying: "Maxwell often shares his opinions and perspectives on various matters, encouraging readers to think critically and engage in thoughtful discussions. He brings attention to local stories and frequently challenges those in power, advocating for accountability and fairness."

Aw, ChatGPT, you're making me blush.

And in response to the second question, ChatGPT said it was "unlikely" it could ever replace local newspaper writers because: "Newspaper columnists bring unique perspectives, experiences and insights to their writing. They often have extensive knowledge in their respective fields and establish relationships within the communities they cover."

So I'm obviously now ChatGPT's biggest fan — at least until a future version like 1.0 is released with the ability to access and synthesize voting records from last week's county commission meeting. Then I'll quickly join the AI-is-evil bandwagon.

amaxwell@orlandosentinel.com

Land

from Page 3

Reynolds Lewis attended a recent Eatonville Community Redevelopment Agency meeting to share information about CLTs, which Gardner said she hopes will be one of several meetings the town hosts to inform residents.

"The primary mission of a land trust is homeownership," Reynolds Lewis said. "The basic principle is that if someone is buying a home in a community land trust, they buy the home and they lease the land. ... It's similar to a condo situation."

This kind of arrangement automatically reduces the financial burden of home buying because the price of the land is removed from the

overall price of the home, Reynolds Lewis said. The trust then leases the land to the homeowner for a nominal monthly fee — about \$50 per month in the case of the Hamdall Square CLT.

Homeowners who buy into a CLT program must also agree to only sell the home for a certain amount above what they paid, ensuring that they can see a return on their investment and making certain that, even if housing values skyrocket, that home remains accessible and affordable for the next generation of buyers.

"The idea of holding the land in community land trusts, which are always nonprofit organizations, is to make sure that the co-op, the whole group (of CLT homeowners), continues to have control over what happens

with the properties or the land," Reynolds Lewis said. "Community land trusts are a very good way of staying off gentrification. And everyone who owns a home in the community land trust is a member of the community land trust. It's not some entity that's handling everything. Everyone who is there is part of the membership. They vote on what happens."

That's part of the reason Gardner finds the idea so attractive for Eatonville, a town where more than 60% of homes are occupied by renters and, in many cases, owned by people who don't live in Eatonville.

"That's a dangerous situation for us to be in when you talk about culture and heritage," Gardner said. "The owners (of rental properties often) have no connection

to the town except for that piece of land. But we know that houses change ownership pretty regularly. So by having this community land trust, we can purchase these homes."

Once the homes are purchased, they would be placed in the CLT and, based on the terms of the CLT, the home could only be sold to someone who would use it as their primary residence, not as an investment property.

"With each purchase, that land now comes back to the town," Gardner said. "And now, we'll be building primary ownership, home-ownership instead of perpetuating rental properties. And that's going to not only help stabilize our community but it will also be a way for us to allow time for those genera-

tions that left to come back and start looking and see that there's hope. There's a way they can get a home now in the town of Eatonville."

The plan for a CLT in Eatonville is still in the early stages. The catalyst for Gardner's interest in CLTs was the uncertainty over the future of the 100 acres of land once occupied by the Robert Hungerford Normal and Industrial School, which was taken off the market when a planned sale to developers fell through and a grounds well of community opposition.

Orange County Public Schools owns the property and has so far refused to donate it to the town or a land trust despite government and resident support

of a donation.

But another property could soon become the launching ground for the town's CLT if Gardner can rally support. Earlier this year, the town won a \$2 million grant from the U.S. Department of Housing and Urban Development to purchase a motel near the corner of West Street and Kennedy Boulevard to transform it into affordable housing.

The town council is set to approve the grant for the purchase of the property at a council meeting on Aug. 1. Gardner said she hopes to see that land placed into a land trust so that it can remain affordable for Eatonville residents in perpetuity.

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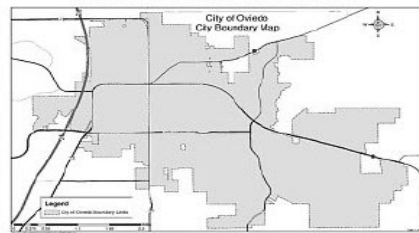
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CITY OF OVIEDO, FL NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS TO FUND STREET LIGHTING SERVICES



Notice is hereby given that the City Council of Oviedo, Florida, will conduct a public hearing as required by Section 197.3632, Florida Statutes related to the City of Oviedo (the "City") street lighting services. The street lighting annual assessment rate resolution provides for the imposition of special assessments against property located within City limits to fund street lighting services and collection of the assessments by the Seminole County Tax Collector pursuant to the tax bill collection method described in Section 5.01 of City Ordinance No. 1667 (the "Assessment Ordinance"). The assessment is an annual assessment that will continue from year to year. The hearing will be held at 6:00 p.m. on August 21, 2023, in the City Council Chambers in City Hall located at 400 Alexandria Boulevard, Oviedo, Florida 32765. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within twenty (20) days of this notice.

The assessments were initiated in 2018 to fund street lighting related essential services, facilities, equipment, and improvements throughout the City. The assessment is based upon the number of Equivalent Benefit Units ("EBUs") attributable to each tax parcel as of the date the assessments are imposed. The City has determined that the size of the average single-family residential parcel in the City is 0.26 acres, which is the value of one EBU. Single family residential parcels consisting of one dwelling unit, including multi-family units with ten (10) dwelling units or less, shall each be attributed one EBU. Vacant parcels are not included in the street light assessment until developed. For all other developed parcels, the number of EBUs has been calculated individually for each parcel of property by dividing the total size of the parcel in acres by 0.26 acres, with a minimum of one (1) EBU attributed to each parcel.

The street lighting assessment will be imposed at the proposed rate of \$78.13 per EBU for Fiscal Year 2023-24. A more specific description of the street lighting related services and the method of computing the assessment for each parcel of property are set forth in Resolution No. 3588-18 (the "Final Assessment Resolution") adopted by the City Council on August 23, 2018. Copies of the Final Assessment Resolution, the Assessment Ordinance and the Street Lighting Assessment Roll are available for inspection at the office of the City Clerk, located at City Hall, 400 Alexandria Boulevard, Oviedo, Florida 32765.

The assessment will be collected by the Seminole County Tax Collector on the ad valorem tax bill to be mailed in November 2023, as authorized by Section 197.3632, Florida Statutes. Failure to pay will cause a tax certificate to be issued against the property which may result in a loss of title.

ANY PERSON WISHING TO ENSURE THAT AN ADEQUATE RECORD OF THE PROCEEDINGS IS MAINTAINED FOR APPELLATE PURPOSES IS ADVISED TO MAKE THE NECESSARY ARRANGEMENTS FOR RECORDING IN HIS OR HER OWN EXPENSE. PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK AT LEAST FOUR DAYS IN ADVANCE OF THE MEETING AT (407) 971-5500. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

Elinore Rivera
CITY CLERK
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