



OBSERVER CORPS REPORT
DeLand City Commission Meeting
Reported by Mara Whitridge

December 1st Meeting

A single complaint triggered increased scrutiny of short-term rentals in DeLand. Currently, there is no clear law stating whether short-term rentals are permitted or prohibited. On December 5, the City provided temporary relief by easing code enforcement, allowing operators who would otherwise be permitted to continue operating through June 1, 2026.

City planning staff will prepare a report for the City Commission regarding short-term rentals. In addition, the City will require each short-term rental owner to submit a list of their existing bookings no later than December 31, 2025.

December 7th Meeting

A new 203-home neighborhood will be completed at the southern end of Victoria Park and developed as part of the City of DeLand. At the November 17 meeting, City Commissioners approved the annexation of 41.41 acres that will become Canopy Reserve. Pulte Homes has been working on this development since 2021.

Canopy Preserve is planned as a mixed-use residential development consisting of **112 townhomes and 91 single-family homes**, along with a **community amenity center and designated open spaces**. As part of the project requirements, the builder will be responsible for **extending Cassadaga Road from Dr. Martin Luther King Jr. Beltway to the extension of Blue Lake Avenue** to serve the development.

The vote was **unanimous** to approve the **annexation of the property** and to **change the land use and zoning from the county designation to a comparable city designation**.