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## MEDIA RELEASE

### GROVELAND COUNCIL APPROVES CYPRESS BLUFF

*Villa City development is the first to meet city's new Village Community standards*

**GROVELAND** (Dec. 20, 2021) – The Groveland City Council recently approved Cypress Bluff, a 163-acre, 386-home development on Lake Lucy. **It is the first development approved by the Council under the city's new [Village community development standards](#).**

The development, originally dubbed Indigo Lakes Village, had been unanimously rejected in 2020 by the Council. Langley Consulting Group was hired to help the project gain acceptance.

The consultant's CEO Angie Langley made numerous recommendations to Orlando co-developers Kyle Sanders, with Sovereign Land Co., and Greg Clark, with Loma Land Co., which included: a public forum to gather community feedback and hiring of Stringfellow Planning & Design of Winter Park.

Groveland City Manager Michael Hein said, "Angie has a great working relationship with the City. Her knowledge of the community and its vision helped forge integrated solutions to provide a win-win outcome that otherwise would have been contentious and costly. She undoubtedly saved her client time, money and frustration."

Sanders, one of the developers, said, "Langley Consulting was a critical factor in getting Cypress Bluff approved. Angie Langley's strategic recommendations and relationships with local stakeholders were invaluable."

The property in southwest Lake County was once the site of the largest mansion in the county, at 32,000 square feet, built by an Amway distributor. It is located in a historic area of Groveland known as Villa City.

The number of homes in Cypress Bluff was reduced from 437 to 386, which increased the open space from 20% to 30% and increased the setbacks of the residential properties from 5 feet to 10 feet. The revised plan includes 56 townhomes, 84 small lots and 246 larger lots. The development features multiple parks, an amenity center next to Lake Lucy and an observation tower where the mansion once stood on top of a 90-foot hill.

The Council welcomed the new changes, which seek to retain green space and other considerations desired by the "City with Natural Charm." Developers plan to break ground in the first quarter of 2022.

"I'm passionate about helping developers find success in projects that improve the quality of life for communities," Langley said.

**About Langley Consulting Group.** Langley Consulting Group is led by CEO and founder Angie Langley, a 20-year veteran in the Central Florida business development and government relations field. Her company has helped steer close to \$1 billion in Central Florida development and assisted in bringing more than \$300 million in new business throughout the Southeast. More about Langley Consulting Group at [www.langleycg.com](http://www.langleycg.com).