

# Introducing the Villages at Noah's Landing



- Affordable Housing
- Meaningful Employment
- Fun, Friends & Family

Noah's Ark of Central Florida  
PO Box 92221 • Lakeland, FL 33804  
Website: [NoahsArkFlorida.Org](http://NoahsArkFlorida.Org)

Future residents of The Villages at Noah's Landing are individuals who are mild to moderately developmentally disabled. These individuals have the same basic needs and wants as their non-disabled peers, but they typically process their thoughts and express their needs at a slower pace.

Noah's Ark of Central Florida is a not-for-profit, 501(c)(3) corporation that has taken a holistic approach to providing for the unique day-to-day needs of individuals with a mild to moderate developmental disability by offering an array of lifestyle choices.

The Villages have been designed very much like a retirement community; it is gated and offers a wide selection of social, recreational, educational and vocational choices for individuals that are developmentally disabled, their caregivers and their families.

By making the community inclusive (to the extent that residents will include caregivers and family members, essentially people with a vested interest in our primary residents), we believe there will be a system of checks-and-balances built-in to lifestyle that will help us ensure that the safety and well-being of our residents are being met.

Because most of the residents who have an intellectual disability will not drive a car (estimated at 95% will not drive), the community will be uniquely designed to be pedestrian-oriented with the roadway system within the community placed around the periphery of the housing clusters.

The Villages feature cozy neighborhoods with homes clustered in such a way so that they face greenbelt areas. Many of the homes will have front porches that face a landscaped and meandering pathway system with benches for visiting with your neighbors.

The pathway system will be connected throughout the community and has been designed in such a manner to encourage and facilitate walking, jogging and bicycling (for exercise and socialization) and also the use of golf carts for those who may need assistance with mobility.

The Villages will offer an array of home styles from which a resident can choose...a blend of apartments, villas, group homes or single-family homes carefully mixed in community.

The Villages are intended to be a lifelong residential community so, in time, as our residents grow older and their personal care needs are elevated, we hope to provide a home with trained medical assistance to meet their changing needs.

The Villages will feature two Clubhouses; buildings specifically designed to address the many diverse needs of our residents and to offer frequent social, recreational, vocational and educational activities.

The first Clubhouse will feature a dining room so residents can choose to dine with their friends and share their day's activities. There will also be space for meetings, special events and activities.

## Noah's Ark of Central Florida

P.O. Box 92221 • Lakeland, Florida 33804-2221

Website: "NoahsArkFlorida.Org"

Phone: (863) 687-0804 • FAX: (863) 680-1603



#### Noah's Landings Conceptual Streetscape

Noah's Landing residents and guests stroll along the walking/cart/bike paths in this "pedestrian-oriented", gated community. The buildings on the right are a blend of single-family supported-living homes and group homes. The building on the left is the Town Center, that offers an array of social, recreational and educational activities. It also has a dining room with an outside cafe' and terrace.

The second Clubhouse will focus more on recreational, performing arts, arts and crafts, music and health and fitness interest of our residents.

The master plan is designed to facilitate a sustainable community that is in harmony with nature to the maximum extent practical in that a very large percentage of the structures are to be orientated to facilitate the potential use of solar energy for a portion of its power needs.

Because many residents may not be employed within the greater community, there will be a number of volunteer and meaningful employment opportunities created within The Villages.

Residents will be required to participate in a once-a-month Saturday morning "village work party" this will be an important part of living in The Villages.

We expect that a large number of our residents will also be able to contribute to the community, either through volunteer efforts or employment, by working in either the dining room, respite care homes, helping maintain the appearance of the villages or working in another capacity.

Other potential employment opportunities may include agriculturally based projects like a wholesale landscape nursery, a farm yard or a Community Supported Agriculture (CSA) initiative, whereby individuals from the greater community buy into a fruits and vegetables garden cooperative. A large percentage of the harvest

will be consumed by residents while the remainder will be distributed to the CSA shareholders during harvest season or sold.

Another potential employment opportunity for our residents may be a tropical fish farming operation, whereby some of our residents can help feed and care for the fish while they are being readied for market through a wholesale distributor.

Close attention will be paid to the type of employment opportunities that will be created so that the jobs created are flexible and adaptable to a slower-paced workforce.

The western portion of the property will be used for career education and recreation areas. There will be a boat dock, a pavilion and a recreation area with features like a kickball field, soccer field and a small camping area. A nature trail will also be part of our life-long learning initiatives.

Our vision is that The Villages at Noah's Landing will provide a small community atmosphere for our residents and be a transitional "stepping-stone" for individuals whose goal is to live and/or work within the greater community. We will also offer a more permanent residential setting for individuals who choose to live in a planned community lifestyle.

The goal is that an individual who is developmentally disabled has realistic choices and the opportunity to decide where they want to live, to work and to play. Won't you be my neighbor?

#### Noah's Ark of Central Florida

P.O. Box 92221 • Lakeland, Florida 33804-2221

Website: "NoahsArkFlorida.Org"

Phone: (863) 687-0804 • FAX: (863) 680-1603