

STONE & GERKEN, P.A.

ATTORNEYS AT LAW

4850 N. Highway 19A
Mount Dora, Florida 32757

MEMORANDUM

To: The Villages District Management
From: Kevin Stone, District Counsel /KMS
Date: December 8, 2025
Re: Multi-Modal Transportation Paths

The Villages grows pursuant to Development Orders (“Orders”) issued by cities and counties to govern land use and development in their borders. Consistent with the Orders, most of The Villages’ Community Development Districts (“Districts”) own and maintain transportation facilities for public use. These include the **multi-modal transportation paths (“MMTPs”)**. MMTPs are open for public use by (1) pedestrians including, generally, “skaters”, (2) bicycles and (3) golf cars. While describing these three groups seems straight forward, in practice there are a variety of devices and modes that fall into these categories. This memo gives Villagers a more detailed definition of which transportation technologies and equipment are permitted on MMTPs, if they are traveling at or under the MMTP design speed of 20 miles per hour or under.

The Orders require that Districts provide non-automotive, non-vehicular, multi-modal transportation paths for pedestrians (including skaters), bicycles, and golf cars. The intent is to provide a uniform system of multi-modal transportation paths to be alternative routes to destinations throughout The Villages. New MMTPs must connect to the existing system. Traffic enters the MMTPs from publicly accessible streets and parking lots, and virtually all trips using the paths will also involve travel along or across city, county or District roads. Accordingly, MMTPs may not be used by devices that cannot legally cross or operate along streets.

Pedestrians

For purposes of MMTPs, the following are permitted as pedestrians:

- Persons afoot (Sec. 316.003(57), F.S.)
- Electronic Personal Assistive Mobility Device (Sec. 316.003(24). Example: Segway, 20MPH.
- Wheelchair
- Motorized Wheelchair / Powerchair, operated at pedestrian speed.
- Mobility Scooter (i.e., a mobility assistance device designed to assist disabled) operated at pedestrian speeds.
- Inline skates and skateboards (authorized pursuant to Sec. 316.0085, Florida Statutes, subject to inherent risks).

Bicycles

For purposes of MMTPs, the following are permitted as bicycles:

- Bicycles under solely human power (316.003(4), F.S.), including three-wheeled bicycles.
- Electric Bicycles (316.003(23), F.S.), which by definition do not exceed 20 MPH without human power and do not assist human power above 28 MPH.

- Motorized Scooters (316.003(48), F.S.), which by definition have less than 4 wheels and do not exceed 20 miles per hour.
- Moped (316.003(44), F.S.), when operated solely under human power. Note that under Florida law, a “moped” is a specific type of vehicle that must have pedals to permit propulsion by human power, and a motor not capable of propelling the vehicle at a speed greater than 30 miles per hour. If a vehicle does not have bicycle-style pedals, it is not a “moped.”

Golf Cars

For purposes of MMTPs, the following are permitted as golf cars, so long as they are within the operational design dimensions of the MMTP:

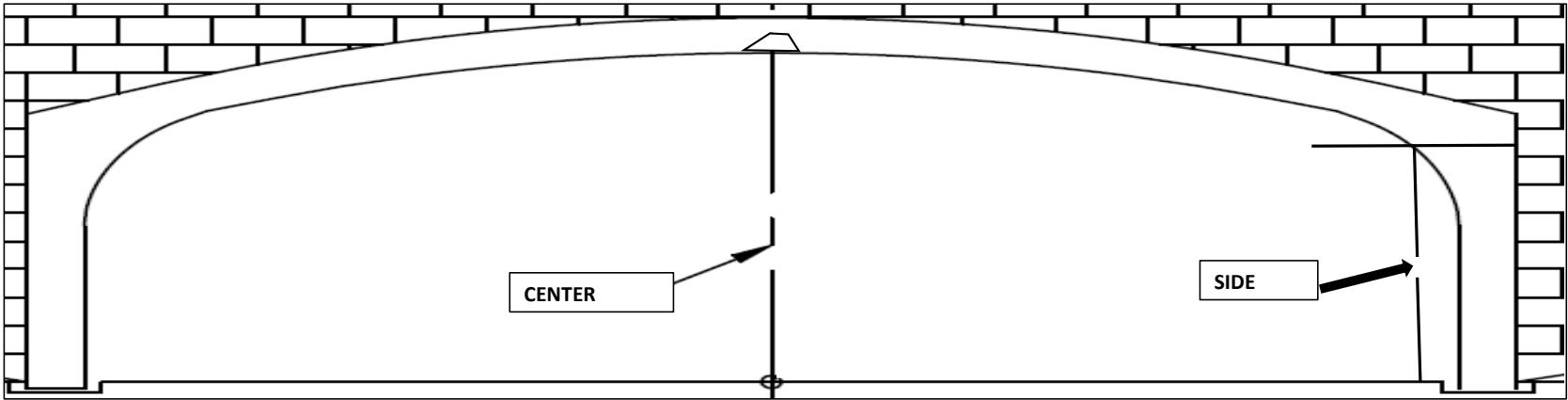
- Golf Carts (320.01(22), F.S.), which are by definition vehicles manufactured for operation of a golf course for sporting or recreational purposes and are not capable of exceeding speeds of 20 miles per hour. Golf carts are exempt from registration and license requirements.
- Low Speed Vehicles (320.01(41), F.S.). An LSV is a four-wheeled vehicle whose top speed is greater than 20 miles per hour but not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles. Low-speed vehicles must comply with the safety standards in 49 C.F.R. s. 571.500 and s. 316.2122, F.S. They must be registered and licensed for operation on public streets.

No other vehicles are allowed on the multi-modal transportation paths. Prohibited vehicles include:

- Any motor vehicle (316.003(46), F.S.) other than a Golf Cart or Low-Speed Vehicle. This includes cars, trucks, RVs, and so forth.
- Any golf car whose dimensions exceed the design limitations of the paths.
- Vehicles with the appearance of a golf car whose top speed is greater than 25 miles per hour.
- Off-highway vehicles including ATV, ROV, or OHV (261.03, F.S.).
- Mini Trucks. (320.01(44), F.S.).
- Motorcycles and Autocycles.
- Pocket Bikes / Miniature Motorcycles.
- Tri-Vehicle. (316.003(105), F.S.).
- Commercial Megacycle (316.003(13)).
- Mopeds (except when propelled solely by human power).
- Utility Vehicles (320.01(42), F.S.), except when operated for governmental purposes or maintenance of the MMTP or adjoining right of way and landscaping areas.
- Swamp Buggies (320.01(45), F.S.)
- Special Mobile Equipment (316.003(83), F.S.) such as a tractor or lawnmower, except when operated for maintenance of the MMTP or adjoining right of way.
- Motorized Disability Access Vehicles (320.01(33), F.S.) (Note, this refers to a specific three-wheel gas-powered street-legal vehicle with a motorcycle-style license plate. Restriction of Motorized Disability Access Vehicles is not intended to prohibit manual or electric wheelchairs, power chairs, or mobility scooters for use by pedestrians with disabilities.)

No vehicle of any type is permitted if it is too large for the design of the MMTP system. Attached is a list of tunnels in the MMTP system and their dimensions. Users of the MMTP system may only operate vehicles providing adequate clearance, in every direction, from tunnel walls and ceilings and from vehicles of equal dimensions traveling in the opposite direction. MMTPs are not designed for speeds exceeding 20 miles per hour.

Tunnel Locations & Heights



An increasingly common question is whether or not a new or recently modified golf cart will have safe clearance through tunnels on the multi-modal paths. To prevent damage to your golf cart and to the District’s property, please measure the highest part of your cart’s roof and compare that to the lowest height of tunnels throughout The Villages.

Please use the diagram above as reference for the measurements indicated below.

If you have any questions or concerns, please contact District Property Management at 352-753-4022.

Tunnel	District	Location	Side	Center	Width	Center Walkway
CR1	12-PW	Under CR 501 at Corbin Trail	63"	97"	19'5"	N/A
MB1	12-PW	Under Marsh Bend Trail near Everglades Recreation	64"	99"	19'3"	N/A
MR4	13-PW	Under Meggison Rd at the intersection of Warm Springs Ave	96"	79"	19'	N/A
WS1	12-PW	Under Warm Springs Ave at the intersection of Meggison Rd	76"	94"	19'4"	N/A
WS2	12-PW	Under Warm Springs Ave near Marsh Bend Trail	73"	96"	19'4"	N/A
B4	3	Under Buena Vista Blvd at Talley Ridge Dr (north near Belle Aire)	74"	82"	15'6"	N/A
B7	3	Under Buena Vista Blvd at Saddlebrook Recreation	74"	82"	16'	N/A
M4	6-PW	Under CR 466 near Morse Blvd	75"	86"	16'	N/A
M1	1-VCCDD	Under El Camino Real near Morse Blvd	76"	86"	16'	N/A
B1	4	Under Buena Vista south of Mulberry Recreation	77"	92"	20'	5'
B2	4	Under Buena Vista at Nancy Lopez Legacy Country Club	77"	92"	20'	5'
B3	4	Under Buena Vista Blvd at the intersection of Belle Meade Circle	77"	91"	20'	5'
B20	7-PW	Under Buena Vista Blvd between St Charles Place and CR 466A	77"	95"	20'	N/A
B24	10-PW	Under Buena Vista Blvd north of Hillsborough Trail	77"	96"	20'4"	N/A
B25	10-PW	Under CR 44A between Eisenhower Recreation and Brownwood	77"	91"	20'	N/A
B28	10-PW	Under Powell Rd near CR 44A at Alden Bungalows	77"	95"	20'	N/A
B17	5-PW	Under Buena Vista Blvd at Bailey Trail & Odell Circle (north near Lake Miona Recreation)	78"	95"	20'	N/A
B18	5-PW	Under Buena Vista Blvd at St Charles & Bonita Blvd	78"	96"	20'	N/A
B19	5-PW	Under Buena Vista Blvd at Bailey Trail & Odell Circle (south near SeaBreeze Recreation)	78"	96"	20'	N/A
B22	9-PW	Under Buena Vista Blvd north of Pinellas Place	78"	96"	20'	N/A
B26	10-PW	Under CR 44A at Antrim Dells	78"	97"	20'	N/A
B27	10-PW	Under Buena Vista Blvd south of CR 44A	78"	93.5"	20'	N/A
B29	10-PW	Under Powell Rd near SR 44 at Atwood Bungalows	78"	94"	20'	N/A
M11	9-PW	Under Morse Blvd near CR 466A	78"	96"	20'	N/A
M13	10-PW	Under Morse Blvd south of Hillsborough Trail	78"	96"	20'	N/A
M14	10-PW	Under Morse Blvd near Burnsed Recreation	78"	96"	20'	N/A
B12	5-PW	Under Belvedere Blvd at Bonnybrook Gate	79"	96"	20'	N/A
B16	5-PW	Under Stillwater Trail at Buena Vista Blvd	79"	96"	20'	N/A
B21	7-PW	Under CR 466A near Buena Vista Blvd	79"	96"	20'3"	N/A
B23	10-PW	Under Buena Vista Blvd between Pinellas Place and Evans Prairie Country Club	79"	97"	20'	N/A
M5	6-PW	Under Morse Blvd south of CR 466	79"	96"	20'	N/A
M6	6-PW	Under Morse Blvd near Stillwater Trail	79"	96"	20'	N/A
M7	6-PW	Under Morse Blvd at Odell Circle (north near Mallory Hill Country Club)	79"	96"	20'	N/A
M9	7-PW	Under Morse Blvd at Odell Circle (south near Havana Country Club)	79"	96"	20'	N/A
M10	7-PW	Under CR 466A near Morse Blvd	79"	96"	20'	N/A
M15	10-PW	Under Morse Blvd at Soaring Eagle Softball Complex	79"	96"	20'	N/A
B9	5-PW	Under CR 466 at the intersection of Belvedere Blvd	80"	96"	20'	N/A
B10	5-PW	Under SR 466 at Laurel Manor Recreation	80"	98"	20'	N/A
B13	5-PW	Under Buena Vista Blvd at Rainey Trail	80"	96"	20'	N/A
B14	5-PW	Under Rainey Trail at Buena Vista Blvd	80"	96"	20'	N/A
B15	5-PW	Under Buena Vista Blvd at Arnold Palmer Legends Country Club	80"	97"	20'	N/A
B11	5-PW	Under Buena Vista Blvd at Laurel Manor	81"	98"	20'	N/A
B8	3	Under CR101 North of CR 466	84"	96"	16'4"	N/A
M3	VCCDD	Under Rio Grande Ave at Chula Vista Recreation	86"	95"	19'5"	N/A
B5	2	Under El Camino Real at Savannah Recreation	87"	97"	16'	N/A
MR2	13-PW	Under Meggison Rd near Waterlily Bridge	87"	121"	19'5"	N/A
MR3	13-PW	Under Meggison Rd north of Warm Springs Ave	87"	121"	19'5"	N/A
B6	2	Under Buena Vista Blvd at Savannah Recreation	88"	96"	16'	N/A
M2	2-VCCDD	Under Morse Blvd near Hacienda Hills Country Club	88"	98"	16'	N/A
M18	13-PW	Under Morse Blvd at the intersection of Meggison Rd	88"	123"	19'3"	N/A
MR1	13-PW	Under Meggison Rd south of SR 44	88"	122"	19'6"	N/A
MD-1	16-EMAC	District 15 Just over the Bexley Bridge on left.	104"	120"	20'	N/A
MD-3	16-EMAC	McNeill Dr. and 470	104"	120"	20'	N/A
MD-5	16-EMAC	McNeill Dr. and Central Pkwy.	104"	120"	20'	N/A
ED-1	16-EMAC	Just east of McNeil Dr. on Edmond Dr. by Fire Station 49 (under construction)				N/A
RM-1	MMAC	Dr. Randy McDaniel Way and Landstone Blvd Round about	104"	120"	20'	N/A
LB-1	MMAC	Under Landstone Blvd. and Dr. McDaniel Way	104"	120"	20'	N/A
CP-1	MMAC	Under CPW across from Early Childhood Learning Center	94"	120"	20'	N/A
CP-2	15-EMAC	Under Central Parkway at Marsh Bend Trail	104"	120"	20'	N/A
CP-3	15-EMAC	Under Central Parkway at Bexley Trail	104"	120"	20'	N/A
CP-4	16-EMAC	Central Parkway at McNeill	104"	120"	20'	N/A
BT-1	13-PW	Under Bexley Trail at Meggison Rd	89"	120"	19'3"	N/A
BT-3	15-EMAC	Tunnel under Bexley Trail @ Bexley and McNeill Roundabout	104"	120"	20'	N/A
BT-4	15-EMAC	Bexley Trail just south of Corbin Trail	104"	120"	20'	N/A
BT-5	15-EMAC	Bexley Trail just south of Central Park Way round about	104"	120"	20'	N/A
BT-6	15-EMAC	Bexley Trail just north of Mash Bend Trail	90"	120"	20'	N/A