

From: [Zeigler, Christopher](#)
To: [Rison, Christopher](#); [Cohoon, Steven](#)
Cc: [Odom, Kenneth](#); [Varadin, Chuck](#); [Weyrauch, Kenneth](#)
Subject: RE: WEC Development Agreement Amendment & status of "Traffic Studies"
Date: Thursday, February 5, 2026 12:14:26 PM

Chris,

I submitted my comments.

I proposed the following PUD Conditions:

1. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer.
2. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex
3. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.

Thanks,

Christopher Zeigler

Traffic Operations Manager

Office of the County Engineer

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From: Rison, Christopher <Christopher.Rison@marionfl.org>
Sent: Monday, February 2, 2026 4:32 PM
To: Cohoon, Steven <Steven.Cohoon@marionfl.org>; Zeigler, Christopher <Christopher.Zeigler@marionfl.org>
Cc: Odom, Kenneth <Kenneth.Odom@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: WEC Development Agreement Amendment & status of "Traffic Studies"

Steven/Chris,

The first public hearing regarding the WEC Development Agreement is set for 2/18, so the agenda item does need to be uploaded this week.

I haven't heard if the traffic study items that were pending and anticipated to be complete by the end of January been finalized yet.

I opted to run the ad referencing that it is to consider deleting the prohibition for concerts, and may potentially update terms related to the developer's concurrency, impact fee credits, and transportation improvements provisions.

Jimmy Gooding has noted he would like it to move forward, but if we don't have any traffic discussions ready, then it would just be the concert prohibition, and Jimmy noted that another Development Agreement Amendment might be needed to address the traffic items. We might be able to propose that such a follow-up Amendment needs to be completed within a specified period of time – such as 1 year – and maybe have a limit on concerts until then for instance.

I'd like to get your thoughts on some of the options we may want to discuss with the hearing – that was I can have a better conversation with Jimmy.

Chris

Christopher Rison, AICP, FRA-RP

Senior Planner

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