

AUG 20 2026

In re: JANETTE MARTINEZ

Complaint No. 26-146

RECEIVED

Respondent

**RESPONDENT'S RESPONSE TO REPORT OF INVESTIGATION AND REQUEST FOR
DISMISSAL**

Respondent Janette Martinez respectfully submits this response to the Report of Investigation. She asks the Commission to find no probable cause and dismiss Complaint No. 26-146. If the Commission concludes that the January 20, 2026 Form 8B was technically deficient, she respectfully asks that the matter be dismissed under section 112.324(11), Florida Statutes, as an inadvertent and unintentional de minimis violation, or under section 112.324(12) because the public interest would not be served by proceeding further.

I. PRELIMINARY STATEMENT

I take this matter seriously. I understand why the disclosure rules exist, and I do not minimize the fact that my January 20 Form 8B should have contained a fuller description of the nature of the potential conflict. I also understand that the nature of the interest should have been stated more specifically on the record before the vote.

At the same time, I respectfully ask the Commission to consider the entire sequence of events. I was the person who raised the issue before the meeting. I went to the City Attorney because I wanted to know what I was required to do. The City Attorney contacted the Florida Commission on Ethics, relayed the advice that I should abstain and complete Form 8B, and I followed that advice. I completed the form, gave it to the City Clerk, publicly recused myself, and did not vote. The official minutes record: "ABSTAIN: Commissioner Martinez." (Ex. D; Report of Investigation, pp. 9-12.)

The former City Attorney later acknowledged in writing that she did not specifically instruct me that the reason for the conflict needed to be stated on Form 8B. Once I understood that additional disclosure was required, I corrected my practice. The next Form 8B included the fuller explanation. (Exs. A-B.)

An independent Special Prosecutor, attorney Mayanne Downs, was appointed by Chief Judge Lisa T. Munyon of the Ninth Judicial Circuit to investigate substantially the same allegations through the City of Kissimmee ethics process. After her independent review, she found no evidence that I pressured City staff, gave preferential treatment, or improperly influenced the permitting process. As to Form 8B, she found that I reasonably relied on the then-City Attorney, lacked culpability or intent to violate the ethics rules, corrected the deficiency, and was diligent, cooperative, and credible. She dismissed the local complaint for lack of probable cause. (Ex. C at 1, 5-7.)

II. THE INVESTIGATIVE RECORD DOES NOT SUPPORT MISUSE OF

OFFICE OR IMPROPER INFLUENCE

The Report of Investigation contains interviews with the City employees who were actually involved in the permitting process. Those witnesses did not describe a directive from me to approve the permit, an instruction to bend the rules, or pressure to reach a particular result. The record instead reflects that staff processed the application through the City's normal review structure and that I did not control their decision-making. (Report of Investigation, pp. 3-8.)

The Special Prosecutor reached the same basic conclusion after a separate investigation: there was no evidence that I exercised undue influence, caused City staff to act contrary to law, or secured preferential treatment for Ms. Roman. (Ex. C at 5-7.)

For those reasons, I respectfully ask the Commission to find no probable cause as to the allegations of misuse of public position, preferential treatment, or improper influence.

III. THE FORM 8B DEFICIENCY WAS REAL, BUT IT WAS NOT INTENTIONAL

Section 112.3143(3)(a), Florida Statutes, requires a municipal officer who abstains because of a covered voting conflict to state the nature of the interest before the vote and to file a memorandum disclosing the nature of that interest. I acknowledge that my January 20 oral statement and Form 8B did not fully describe the nature of the potential conflict.

What matters here is how that happened. Before the meeting, I asked the City Attorney for guidance. She contacted the Commission on Ethics and told me to abstain and complete Form 8B. I followed those instructions. In her later written statement, the former City Attorney expressly acknowledged: "It is correct that I did not provide the Commissioner with the specific instruction that she needed to state the reason on form 8B." She also confirmed that I completed the form before the meeting and gave it to the City Clerk. (Ex. B.)

I understand that the ultimate responsibility for compliance remained mine. I am not asking the Commission to treat advice of counsel as a blanket excuse. I am asking the Commission to consider that advice for what it shows about intent. I sought legal guidance before acting because I wanted to comply. I followed the guidance I received. When I later learned that the disclosure needed to be more complete, I corrected it. (Ex. A.)

That sequence is consistent with a good-faith mistake, not concealment. I did not use an incomplete form as a way to participate in the vote; I removed myself from the vote. I did not hide the fact that I was recusing; I announced it publicly. I did not continue the same practice once the problem was brought to my attention; I changed it.

IV. THE STATUTE GIVES THE COMMISSION DISCRETION TO DISMISS AN INADVERTENT, NONMATERIAL ERROR

Section 112.324(11), Florida Statutes, allows the Commission to dismiss a complaint at any stage when the alleged or actual violation is de minimis and attributable to inadvertent or unintentional error. In deciding whether a violation is de minimis, the Commission considers

whether the public's interests were protected despite the violation. Section 112.324(12) separately permits dismissal when the public interest would not be served by proceeding further.

Those provisions fit the circumstances here. I identified the potential issue, sought legal advice, filed Form 8B, publicly recused myself, and cast no vote. The omission was later corrected. There is no evidence that the incomplete disclosure was used to obtain a vote, hide participation, pressure staff, or secure an undisclosed benefit through the Commission's decision.

The City of Kissimmee Code also instructs an official who is uncertain about the application of the City's ethics provisions to seek an advisory opinion from the City Attorney and be guided by that opinion. City of Kissimmee Code of Ordinances, pt. II, ch. 30, art. II, sec. 30-24. That is what I attempted to do. The Special Prosecutor relied on that fact and cited *Cropsey v. School Board of Manatee County*, 19 So. 3d 351, 356 (Fla. 2d DCA 2009), when discussing reasonable reliance on counsel and the absence of willful misconduct. (Ex. C at 6.)

V. PRIOR INDEPENDENT SPECIAL PROSECUTOR REVIEW

The prior City ethics complaint was not simply reviewed internally. Under the City of Kissimmee ethics process, Chief Judge Lisa T. Munyon of the Ninth Judicial Circuit appointed attorney Mayanne Downs as Special Prosecutor on April 27, 2026. Ms. Downs is a Florida attorney, Florida Bar No. 754900, with DownsAaron, PLLC. She issued her final investigative finding on June 24, 2026. (Ex. C at 1, 7.)

I voluntarily submitted to a full interview under oath and cooperated with her investigation. Her report states that I was willing and eager to cooperate and that I testified credibly and transparently. (Ex. C at 3.)

After reviewing the allegations and evidence, Special Prosecutor Downs found no evidence that I gave preferential treatment, improperly influenced the permitting process, or caused City staff to act contrary to law. (Ex. C at 5.)

Regarding Form 8B, she found that the form was minimally deficient but that I reasonably relied on the then-City Attorney, lacked culpability or intent to violate the ethical rules, and corrected the deficiency once properly advised. (Ex. C at 6.)

She ultimately found the complaint factually and legally deficient, found no probable cause to take further action, described me as diligent, cooperative, and credible, and dismissed the complaint. (Ex. C at 6-7.)

I recognize that Special Prosecutor Downs's determination does not bind this Commission. I respectfully offer it because it is an independent review of substantially the same facts and directly addresses intent, influence, credibility, good-faith reliance on counsel, and correction of the disclosure issue.

VI. LIMITED POLITICAL CONTEXT

I raise the following point carefully. I do not believe that political activity makes an ethics

complaint invalid. Citizens have the right to file legitimate complaints, and I respect this Commission's obligation to review them fairly.

I do ask the Commission to be aware that substantially similar allegations were previously advanced by Jeremy Fetzer through the City process and were later repeated publicly during an active election. Public campaign-finance records show a documented relationship between Priority Strategies and the campaign of my Seat 4 opponent, Maria Virginia Garcia, including reported expenditures for campaign marketing and a campaign mailer. Other public records reflect reported robocall-related activity involving Priority Strategies and Madelin Casiano in connection with Latinas Against Domestic Violence. A representative political communication portrayed the ethics matter to voters as corruption and as a probable-cause finding. (Ex. E.)

I am not asking this Commission to decide an election-law dispute, and I am not asking you to assume that political involvement proves bad faith. I offer this limited context only so that repetition in campaign communications is not mistaken for independent proof of the underlying allegations. The ethics case should be decided on the evidence in the investigative record.

VII. PERSONAL ACKNOWLEDGMENT

This process has taught me a lesson I will carry forward. Every line on a conflict disclosure matters. The nature of the interest should be stated plainly on the record, the written form should be complete, and any uncertainty should be resolved before the meeting.

I did not intend to conceal anything. I sought advice because I wanted to do the right thing. I abstained, I did not vote, and when I learned that my disclosure needed to be more specific, I corrected my practice. It will not happen again.

I respect the Commission's work and the public's right to accountability. I also respectfully ask the Commission to distinguish between intentional ethical misconduct and a corrected disclosure mistake made while trying in good faith to follow legal advice.

VIII. REQUEST FOR DISPOSITION

- 1. Primary request.** Find no probable cause and dismiss Complaint No. 26-146, including the allegations of misuse of public position, preferential treatment, and improper influence.
- 2. Alternative request.** If the Commission concludes that the January 20 disclosure technically violated section 112.3143(3)(a), dismiss that issue under section 112.324(11) as a de minimis violation attributable to inadvertent or unintentional error.
- 3. Further alternative.** Dismiss under section 112.324(12) because the public interest would not be served by proceeding further on this corrected disclosure error.
- 4. If the matter proceeds.** Give full mitigating weight to the advance request for legal advice, the City Attorney's written acknowledgment, the fact that I abstained and did not vote, the lack of evidence of improper influence, my corrective compliance, my cooperation, and the Special Prosecutor's findings.

IX. CONCLUSION

I respectfully ask the Commission to judge this matter by what the record shows I actually did. I raised the issue before the meeting, sought legal advice, followed the advice I received, completed and filed Form 8B, publicly recused myself, cast no vote, cooperated with the investigations, and corrected the disclosure practice when I learned that more detail was required.

For those reasons, I respectfully request a finding of no probable cause and dismissal. If the Commission finds a technical Form 8B violation, I respectfully request that it be treated as the inadvertent, corrected error the record demonstrates and dismissed without further punishment.

Respectfully submitted,

JANETTE MARTINEZ

Respondent

Kissimmee City Commissioner, Seat 4

CORE EXHIBITS

To keep the filing focused, the core exhibit set is limited to the documents most directly tied to the issues the Commission must decide. The Commission's own Report of Investigation is cited in the response but is not duplicated as an exhibit.

Exhibit	Document and purpose
A	January 20, 2026 and May 19, 2026 Forms 8B, showing the original filing and the corrected disclosure practice.
B	Former City Attorney Olga Sanchez correspondence dated April 23, 2026, including her written acknowledgment that she did not specifically instruct Commissioner Martinez to state the reason on Form 8B.
C	Special Prosecutor Mayanne Downs Investigative Finding dated June 24, 2026. Ms. Downs, Florida Bar No. 754900, of DownsAaron, PLLC, was appointed by Chief Judge Lisa T. Munyon of the Ninth Judicial Circuit on April 27, 2026. Her independent investigation found no probable cause and dismissed the local complaint.
D	January 20, 2026 official City Commission minutes for Agenda Item 8A, showing that Commissioner Martinez abstained and did not vote.
E	Limited political-context packet: selected public campaign-finance records and representative communications. Offered only for context, not as a substitute for the merits and not as an assertion that any election-law violation has been adjudicated.

Materials intentionally not duplicated in the core exhibit set include the Commission's 75-page Report of Investigation, the Commission's own procedural correspondence, the earlier 16-page response, and the full 75-page Florida Elections Commission complaint packet. Those documents can be supplied separately if counsel or the Commission determines they are necessary.

Special Prosecutor contact information reflected in Exhibit C: Mayanne Downs, Esq., Florida

Bar No. 754900, DownsAaron, PLLC, 200 S. Orange Avenue, Suite 2250, Orlando, Florida 32801; mayanne.downs@downsaaron.com; 407-349-3949.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Martinez Janette</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City of Kissimmee Commission</i>	
MAILING ADDRESS [REDACTED] <i>Osceola</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Kissimmee</i> COUNTY <i>FL 34741</i>		☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>1/20/26</i>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jugette Martinez, hereby disclose that on January 20, 20 26.

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1/20/26
Date Filed

Jugette Martinez
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <u>Martinez Janette</u>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <u>Kissimmee City Commission 4</u>
MAILING ADDRESS <u>101 Church St Ocala</u>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <u>Kissimmee FL 34741</u>	COUNTY	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <u>5/19/26</u>		NAME OF POLITICAL SUBDIVISION:
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Janette Martinez, hereby disclose that on May 19, 20 26

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, N/A
- ☐ inured to the special gain or loss of my relative, N/A
- ☐ inured to the special gain or loss of N/A, by whom I am retained; or
- ☐ inured to the special gain or loss of N/A, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

As per the conversation with City Atty.
Out of an abundance of caution and consistent with City Attorney's Opinion, I will File form 8B and recuse myself, although I have no financial gain, interest, or loss in this matter. This is consistent with prior refusal related to this matter.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

May 19, 2026
Date Filed

Janette Martinez
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Fwd: Conflict of Interest matter

From: Jose Forty (jose_forty@yahoo.com)
To: mayanne.downs@downsaaron.com
Date: Monday, June 8, 2026 at 02:56 PM EDT

Sent from my iPhone

Begin forwarded message:

From: Jose Forty <jose_forty@yahoo.com>
Date: April 23, 2026 at 3:18:35 PM EDT
To: Homer Mike <mike@gohorner.com>
Subject: Fwd: Conflict of Interest matter

Sent from my iPhone

Begin forwarded message:

From: Olga Sanchez <osanchezde@gmail.com>
Date: April 23, 2026 at 2:00:27 PM EDT
To: Jose Forty <jose_forty@yahoo.com>
Subject: Conflict of Interest matter

Hey there,

This issue was one of the points the mayor brought up in the statement for my Termination. The bulleted italicized words are their narrative. The words below are my rebuttal. Hope this helps.

* January 20, 2026, City Commission Meeting, legal advice given to Commissioner Martinez to recuse herself from voting on agenda item 8A, which based on Florida State Statute (3)(a) No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss; which he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, other than an agency as defined in s. 112.312(2); or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer. requires the commissioner to state out loud and in plain language not only that they are recusing themselves from the vote, but the nature of the relationship or purpose causing the conflict and how it related to the agenda item. The failure by the attorney has now caused a potential ethics violation for Commissioner Martinez which is unacceptable.

Janette Martinez provided the reasons for abstaining from the vote were documented in a public record in a memorandum on file with the City Clerk so that it could be incorporated into the minutes of the meeting. On January 20, a few hours prior to the meeting Commissioner Janette Martinez came to my office to inquire if she needed to abstain from voting on the Appeal of the Development Review Committee decision to Renew a Conditional Use Special Event Permit Approval for Food Trucks at 1985 S. John Young Parkway, because she has a food truck that she intended to place at this location. As is my practice when it comes to questions on the Code of Ethics I phoned the State Commission on Ethics and spoke to the "on-call" attorney Stephanie Novenario. The Commission on Ethics opined that if the approval of the conditional use permit would allow Commissioner Martinez to put her food truck on the site, then this would be benefit to her where she would personally gain and she should abstain from voting and fill out a voting conflict form. I provided the information to the Commissioner so that she could be prepared for the meeting. Specifically the applicable statute states:

112.3143(3)(a) No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss; which he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, other than an agency as defined in s. 112.312(2); or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer. (3)(a) No county, municipal, or other local public officer shall vote

in an official capacity upon any measure which would inure to his or her special private gain or loss; which he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, other than an agency as defined in s. 112.312(2); or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer. Such public officer shall, prior to the vote being taken, publicly state to the assembly the nature of the officer's interest in the matter from which he or she is abstaining from voting and, within 15 days after the vote occurs, disclose the nature of his or her interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes.

It is correct that I did not provide the Commissioner with the specific instruction that she needed to state the reason on form 8B, "Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers."

The form itself provides the following instructions "ELECTED OFFICERS: In addition to abstaining from voting in the situations described above, you must disclose the conflict: PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes." The form completed by Commissioner Martinez did not include a narrative explaining how the measure before the City created a conflict of interest. She completed this form quickly before the City Commission meeting convened and provided it to the City Clerk. Commissioner Martinez did not state the reason for her abstaining verbally during her abstention in this particular meeting, although it is well known that she has a food truck as she speaks of it anytime the topic comes up. In retrospect, for this and all other questions on Florida Code of Ethics compliance, I should've provided the Commissioner asking for guidance with the phone number or had the Commissioner on the call with me so they can hear the information themselves from the subject matter expert and ask any questions as necessary. Since Code of Ethics violations are imputed to individuals, it is ultimately the individual public official's responsibility to ensure that they are compliant, which Commissioner Martinez did by filling out the form, albeit one section was not fully completed.

THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA

IN RE:
Request for Appointment of
Special Prosecutor to Investigate Ethics
Complaint against
Commissioner Janette Martinez.

SPECIAL PROSECUTOR INVESTIGATIVE FINDING ON ETHICS
COMPLAINT AGAINST COMMISSIONER JANETTE MARTINEZ

Special prosecutor Mayanne Downs hereby files this final report on the ethics complaint (Complaint) received from a Kissimmee resident against Commissioner Janette Martinez under City of Kissimmee Code of Ordinances, Chapter 30 – Personnel, Article II – Code of Ethics, Section 30-25(2), and pursuant to the order of appointment by Chief Judge Lisa T. Munyon dated April 27, 2026. The Complaint is factually and legally deficient, and there is no probable cause to support any enforcement proceeding against Commissioner Martinez.

While the City of Kissimmee’s ethics investigatory process is initially confidential and exempt from disclosure under Florida law, this exemption no longer applies once “the complaint is dismissed as legally insufficient” or the “local investigatory process determines . . . whether probable cause exists to believe a violation has occurred.” § 112.324(2)(a)-(f), Fla. Stat. (2026). Therefore, with the conclusion of this investigation, the Complaint and subsequent factual findings are now public record.

I. Findings of Fact.

This matter arises from the application of City of Kissimmee resident Lisandra Roman for a food truck as a part of a special event at Lechonera el Jibarito. On August 20, 2025, the City of Kissimmee’s Planning Advisory Board conditionally approved Ms.

Roman's application for 90 days. On September 3, 2025, during a City Commission meeting, the City Commission passed a moratorium on special events involving food trucks. Despite this moratorium, Ms. Roman's 90-day conditional use permit was approved by the Development and Review Committee on November 20, 2025. Because this approval occurred after the moratorium on food trucks was enacted, the City Manager appealed the approval to allow the commission time to evaluate whether the moratorium applied to Ms. Roman's event. On January 20, 2026, during a City Commission meeting, the commission approved an additional 90-day extension to allow Ms. Roman's event to continue. Commissioner Martinez abstained from the vote.

a. Allegations.

Jeremy Fetzer alleged Commissioner Martinez engaged in meetings and communications regarding Ms. Roman's permit despite a personal and financial relationship between Commissioner Martinez and Ms. Roman, with Commissioner Martinez providing Ms. Roman preferential treatment throughout the application process. Mr. Fetzer also claimed that Commissioner Martinez failed to properly disclose what he characterizes as a conflict of interest in the matter. As evidence, Mr. Fetzer attached several email communications between City of Kissimmee staff and Ms. Roman regarding the food truck event with Commissioner Martinez copied as a recipient. Mr. Fetzer claimed that city staff felt threatened by Commissioner Martinez's involvement in the process.

Mr. Fetzer also provided records showing that (1) Commissioner Martinez owns a food truck called "Coqui Kitchen" that participated in Ms. Roman's event, (2) Commissioner Martinez and Ms. Roman are both involved with a not-for-profit organization called "Building Tiny Hearts Corp," and (3) Coqui Kitchen received a license

to operate at Ms. Roman's business address and location of her food truck event from September 6, 2024 through April 1, 2026. Lastly, Mr. Fetzer attached social media posts advertising Coqui Kitchen's presence at Ms. Roman's food truck event.

b. Interview with Commissioner Martinez.

Commissioner Martinez voluntarily submitted to a full interview in this investigation and testified under oath. Commissioner Martinez was not only willing but eager to cooperate with this investigation at the earliest opportunity. She testified credibly and transparently. Commissioner Martinez explained that she does have a personal friendship with Ms. Roman, but that Ms. Roman received no preferential treatment through the permitting process, nor did Commissioner Martinez attend any meeting with staff or otherwise participate in the process. Commissioner Martinez explained that she was copied on the emails regarding Ms. Roman's permit application only as a courtesy and exercised no undue influence over the permit. There is no evidence that any staff felt threatened or pressured, nor is there any evidence that Ms. Roman's application failed to comply with the permitting process.

Before the commissioners voted on Ms. Roman's permit on January 20, 2026, Commissioner Martinez sought legal advice from the then-city attorney, who instructed Commissioner Martinez to fill out "Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers" and abstain from voting on the matter, in an abundance of caution. Commissioner Martinez followed both instructions. The then-city attorney advised Commissioner Martinez that there was no legal requirement for the commissioner to disclose any information about her food truck, Coqui Kitchen, because it was common knowledge that Commissioner Martinez owned it.

Commissioner Martinez learned later that, contrary to the then-city attorney's advice about disclosure, Form 8B did require the disclosure of the nature of the matter giving rise to her recusal. The then-city attorney confirmed her error in advising Commissioner Martinez, in writing. Properly advised when the next vote came up, the commissioner then fully filled out and filed Form 8B, disclosing all circumstances that gave rise to her recusal. Thus, any deficiency about disclosure was temporary, and ultimately cured.

Regarding Coqui Kitchen's connection with Ms. Roman, Commissioner Martinez explained that Ms. Roman serves as the point person, called a commissary, for certain administrative matters and provides water and waste disposal services to and for Coqui Kitchen. Commissioner Martinez paid Ms. Roman a one-time sum of \$150 for her role as commissary when Coqui Kitchen first opened. Commissioner Martinez is not in business with Ms. Roman, nor do they share revenues or expenses for any venture or business enterprise. Commissioner Martinez noted that the only other commercial interaction her food truck had with Ms. Roman was on the first day of Ms. Roman's food truck event, where Commissioner Martinez brought Coqui Kitchen to the event site to shoot promotional videos and pictures, an event at which there was no food sold by Commissioner Martinez. In short, she appeared at a single event to help promote her friend's business venture.

Regarding a not-for-profit enterprise called Building Tiny Hearts Corp, Commissioner Martinez explained that the organization is a not-for-profit started by her daughter, as a service organization for domestic violence victims. Ms. Roman agreed to serve on the board of this organization, but it has not begun active operations. In any event, neither Ms. Roman nor Commissioner Martinez derive or plan to derive any

monetary benefit from this charity, and it is not in the food truck, catering, or food business.

II. Legal Conclusions.

Commissioner Martinez did not violate any applicable section of the City of Kissimmee Code of Ethics or Florida Statutes. Mr. Fetzer alleged that Commissioner Martinez violated the following sections of the Code of Ethics:

- (1) 30-22(c) – Obligations to citizens regarding special treatment,
- (2) 30-23(a) – Incompatibility of business or transaction with official discharge of duties,
- (3) 30-23(b)(5)(b) – Disclosure of interest in legislation, and
- (4) 30-22 – Fair and equal treatment.

Mr. Fetzer also alleged that Commissioner Martinez violated the following Florida Statutes:

- (1) § 112.313(6) – Misuse of public position,
- (2) § 112.313(7)(a) – Conflicting employment or contractual relationship, and
- (3) § 112.3143 – Voting conflict.

There is no evidence that Commissioner Martinez gave Ms. Roman any special privilege or preferential treatment during the permitting process for her food truck. Commissioner Martinez merely informed Ms. Roman of the proper way to proceed with her application, a service public officials routinely provide for constituents. Despite being copied on emails regarding the permit application, there is no evidence that Commissioner Martinez influenced the approval process, or that City of Kissimmee staff acted contrary to law or failed to ensure that the permit process was complied with and followed.

The only claim in the Complaint with any factual support is Mr. Fetzer's allegation that Commissioner Martinez's Form 8B, signed on January 20, 2026, was deficient. However, Commissioner Martinez reasonably relied on the advice of the then-city attorney in completing the disclosure form. The City of Kissimmee Code of Ethics states, "When a City Commissioner or other official or employee has doubt as to the applicability of a provision of [the Code of Ethics] to a particular situation . . . he shall apply to the city attorney . . . for an advisory opinion and be guided by that opinion when given." See City of Kissimmee Code of Ordinances, pt. II Chapter 30, art. II, sec. 30-24. Moreover, advice of counsel is a proper defense to professional misconduct. Cf. *Cropsey v. Sch. Bd.*, 19 So. 3d 351, 356 (Fla. 2d DCA 2009) (following advice of counsel negated the notion of willful neglect or gross insubordination). Therefore, Commissioner Martinez's minimally deficient Form 8B does not warrant the relief Mr. Fetzer requests, and, indeed, the commissioner simply followed the advice of the then-city attorney. Thus, she lacked any culpability or intent to violate the ethical rules. Further, any non-compliance was temporary and was rectified by the time of the follow-up vote.

CONCLUSION

Mr. Fetzer's complaint is factually and legally deficient. No facts support his allegation that Commissioner Martinez exercised any undue influence over Ms. Roman's event permit, which was independently evaluated by City of Kissimmee staff, or that Ms. Roman received preferential treatment through the permitting process. And while the Form 8B that Commissioner Martinez filed at the January 20, 2026, Commission meeting was deficient, she completed it under the direct instruction of the City Attorney and corrected the deficiency once properly advised. I found Commissioner Martinez to be diligent, cooperative and credible. I find no probable cause to file articles of impeachment

or take any other action pursuant to the City of Kissimmee's Code of Ordinances. This Complaint is hereby dismissed.

DATED this 24th day of June, 2026.

/s/ Mayanne Downs

Mayanne Downs

Florida Bar No. 754900

Primary E-Mail:

mayanne.downs@downsaaron.com

DownsAaron, PLLC

200 S. Orange Avenue, Suite 2250

Orlando, FL 32801

Telephone: 407-349-3949

Facsimile: 407-502-0637

Special Prosecutor

[The Certificate of Service is on the following page.]

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Special Prosecutor Investigative Finding on Ethics Complaint Against Commissioner Janette Martinez has been furnished by electronic mail this 24th day of June, 2026, to:

Tameara Crespo, City Clerk
TAMEARA.CRESPO@kissimmee.gov

Commissioner Janette Martinez
Janette.Martinez@kissimmee.gov

Mayor Jackie Espinosa
Jackie.Espinosa@kissimmee.gov

Commissioner Noel Ortiz
noel.ortiz@kissimmee.gov

Vice Mayor Angela Eady
angela.eady@kissimmee.gov

Mayor Pro Tem Carlos Alvarez III
carlos.alvarez@kissimmee.gov

Kalanit Oded, City Attorney
KALANIT.ODED@kissimmee.gov

Mike Steigerwald, City Manager
MIKE.STEIGERWALD@kissimmee.gov

The Honorable Lisa T. Munyon
Chief Judge, Ninth Judicial Circuit
99orange@ninthcircuit.org



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JANUARY 20, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Oath of Office for Fire Department Promotions

Fire Chief Walls administered the Oath of Office to newly promoted Fire Department Personnel.

Fire Chief Walls administered the Oath of Office to Geoff Miller, Jeff Booher, Samson Van Offen, and Bryan Benson.

3.B Presentation of the 2025 Festival of Lights Award Winners

Presentation of the 2025 Festival of Lights Award Winners

Events Manager Veronika Frink reviewed the parade statistics and presented the awards to the recipients who were in attendance.

3.C Proclamation - 2026 National CRNA Week

Proclamation presentation to Laura Sanchez in recognition of Certified Registered Nurse Anesthetist Week (CRNA), January 18–24, 2026.

City Manager Steigerwald read a proclamation in honor of 2026 National CRNA Week as the Mayor and Commissioners presented the proclamation. Recipient, Laura Sanchez, thanked the City for their support.

3.D Proclamation- "Kissimmee, City of Love Day"

Presentation of "Kissimmee, City of Love Day" Proclamation to Yolanda Bernard, Vice President of the National Chamber of the Arts.

City Manager Steigerwald announced the item has been removed from the agenda.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

5. PUBLIC HEARINGS

5.A Public Hearing - Resolution to Adopt and Submit the First Amendment of the 2025-2029 Consolidated Plan and the PY25 CDBG Action Plan

Request approval of the Resolution and Submittal of a Section 108 Loan Application and the Substantial Amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan.

Housing and Community Program Development Manager Frances DeJesus presented the

project details as outlined in the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience.

Mayor Espinosa made a motion to approve the Public Hearing, adopt Resolution #02-2026 and Submit the First Amendment of the 2025-2029 Consolidated Plan and the FY25 CDBG Action Plan. Commissioner Carlos Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: None

Motion carried 5 - 0

6. HEAR AUDIENCE *Anything requiring a vote will be heard at a later time.*

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "A") were submitted, and several speakers raised concerns related to retaliation, potential First Amendment violations, code enforcement issues, online and social media scrutiny, and overall decorum. One speaker also commended the city for hosting an excellent Martin Luther King Jr. event over the weekend.

7. CONSENT AGENDA *The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Commissioner Eady made a motion to approve the consent agenda in its entirety. Commissioner Martinez seconded the motion.

Motion carried 5-0.

7.A Approval of City Commission Minutes from the December 16, 2025 and January 6, 2026 meeting

Approval of the December 16, 2025, and January 6, 2026, commission meeting minutes.

7.B Investment Advisor Services Agreement with U.S. Bancorp Asset Management

Request approval of Investment Advisory Services (Contract #20240336) with U.S. Bancorp Asset Management, LLC.

7.C Resolution to Adopt the Fourth Amendment to the Local Housing Assistance Plan

Request approval for the Fourth Amendment to the Local Housing Assistance Plan covering SHIP Fiscal Years 2022-2024 and adopt the accompanying Resolution.

Resolution #03-2026

7.D Authorization to Negotiate Construction Engineering Inspection Services

Approval to begin contract negotiations with the top-ranked firms for Construction Engineering Inspection (CEI) Services, following completion of the Request for Qualifications (RFQ) selection process (RFQ2024-002).

7.E ESRI Small Government Enterprise Agreement

Request approval to renew the three-year Small Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute (ESRI) for \$180,900 (Contract #20260137).

7.F Acceptance of the FY2025 Justice Assistance Grant Countywide Award

Request approval to accept the Justice Assistance Grant – Countywide (JAG-C) Program for \$34,000 (Grant #JAG26) and authorization to amend the budget accordingly.

7.G Task Order No. 7 for Professional Service Agreement with Avcon Inc.

Request approval of Task Order No. 7 of the professional service agreement, Contract #20230139, between the City of Kissimmee and AVCON, Inc., for construction administration and engineering services for the site development of Kissimmee Gateway Airport's Parcel 8.

7.H First Right of Refusal with Sabal Aviation to Lease Property at Kissimmee Gateway Airport for Business AirPark

Approval of First Right of Refusal to Lease Airport Property with Sabal Aviation Kissimmee, LLC. (Contract #20260134)

8. DISCUSSION ITEMS

8.A Appeal of the Development Review Committee Decision to Renew a Conditional Use Special Event Permit Approval for Food Trucks at 1985 S. John Young Parkway

Request an appeal of the Development Review Committee (DRC) decision to renew a Conditional Use Special Event Permit approval for food trucks at 1985 S. John Young Parkway.

City Manager reviewed the request to appeal and the history of the property attached to the agenda. Mayor Espinosa opened the floor for discussion.

Commissioner Martinez stated she would abstain from voting, Form 8B attached (Exhibit "B"), and asked the commission to consider that the request before them was a renewal rather than a new application. City Manager Steigerwald clarified that the existing moratorium applies specifically to food trucks operating under the special event approval process, and that the current request falls within that category. Commissioners and the City Manager then discussed pending applications, the DRC's recommendation, the definition of a special event, and the relevant code provisions governing the approval process. It was noted that the applicant previously received approval under the city code's conditional use section, which permits the event to recur on a temporary basis. Commission consensus reached to uphold the additional 90-day extension, monitor the activity during that period, and allow the matter to return to the DRC for further review if necessary. The commission further acknowledged that the ordinance will be revised in the future.

Mayor Espinosa made a motion to uphold the DRC's decision to renew the permit for an additional ninety (90) days and for staff to continue monitoring the property's compliance. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor Espinosa

NAY: Commissioner Ortiz

ABSTAIN: Commissioner Martinez

Motion carried 3 - 1 - 1

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald highlighted the success of the Commission Planning Retreat last Friday.

9.B CITY ATTORNEY

9.C CITY COMMISSION

1/20/2026

Commissioner Eady emphasized that cooperation and unity are essential for the city to move forward.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:55 PM.

Jackie Espinosa

MAYOR-COMMISSIONER



ATTEST:

Tameara Crespo

CITY CLERK

Select Language ▼

Powered by Google Translate

Candidate: Maria Virginia Garcia

Office: Kissimmee City Commission Seat 4

Report Date: Q2 (4/1/2026 - 5/31/2026)

Campaign Treasurer's Report – Itemized Contributions

Seq#	Contributor	Entity	Occupation	Cont. Type	
Date			Amend		Amount
Total Contributions					\$0.00

Campaign Treasurer's Report – In-Kind Contributions

Seq#	Contributor	Entity	Occupation	In-Kind Description	
Date			Amend		Amount
Total In-Kind Contributions					\$0.00

Campaign Treasurer's Report – Itemized Expenditures

Seq#	Vendor	Purpose	Exp. Type	
Date			Amend	Amount
#1	Priority Strategies	Campaign Mailer	Monetary	
5/29/2026	3532 Bay Ct. Saint Cloud, FL 34769		Add	\$3,144.00
Total Expenditures				\$3,144.00

Campaign Treasurer's Report – Fund Transfers

Seq#	Institution	Transfer Type	Nature of Account	
Date			Amend	Amount

Campaign Treasurer's Report – Distributions

Seq#	Vendor	Purpose	Expenditure Related Exp.	
Date			Amend	Amount

* Petty cash expenditures are realized when the funds are withdrawn for petty cash. Therefore, the referenced item is not included in the total.

;

Jon M. Philipson

Chair

Joseph Oglesby

Vice Chair

Paul D. Bain

Nicholas X. Duran

Michael H. Hellman

Laird A. Lile

Jeremy M. Rodgers

Abbey L. Stewart

Linda Stewart



State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709

325 John Knox Road
Building E, Suite 200
Tallahassee, Florida 32303

"A Public Office is a Public Trust"

Kerrie J. Stillman

Executive Director

Steven J. Zuilkowski

Deputy Executive Director/

General Counsel

(850) 488-7864 Phone

(850) 488-3077 (FAX)

www.ethics.state.fl.us

May 7, 2026

Janet Martinez
101 Church Street
Kissimmee, Florida 34741

RE: Complaint No. 26-127, In re JANETTE MARTINEZ.

Dear Ms. Martinez:

This will acknowledge receipt of your letter received May 5, 2026, waiving confidentiality with respect to the above-captioned complaint. All records related to these complaints in this office, or hereafter received, will be public records open to public inspection. Furthermore, this waiver has the effect of making all further proceedings concerning this complaint open to the public.

Please do not hesitate to call or write if you have any questions concerning our procedures.

Sincerely,

A handwritten signature in cursive script that reads "Millie Fulford".

Millie Fulford
Complaint Coordinator

cc: Eva Jacquelyn Espinosa, Complainant

Jon M. Philipson

Chair

Joseph Oglesby

Vice Chair

Paul D. Bain

Nicholas X. Duran

Michael H. Hellman

Laird A. Lile

Jeremy M. Rodgers

Abbey L. Stewart

Linda Stewart



State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709

325 John Knox Road
Building E, Suite 200
Tallahassee, Florida 32303

"A Public Office is a Public Trust"

Kerrie J. Stillman

Executive Director

Steven J. Zuilkowski

Deputy Executive Director/

General Counsel

(850) 488-7864 Phone

(850) 488-3077 (FAX)

www.ethics.state.fl.us

May 7, 2026

Janet Martinez

101 Church Street

Kissimmee, Florida 34741

RE: Complaint No. 26-146. In re JANETTE MARTINEZ.

Dear Ms. Martinez:

This will acknowledge receipt of your letter received May 5, 2026, waiving confidentiality with respect to the above-captioned complaint. All records related to these complaints in this office, or hereafter received, will be public records open to public inspection. Furthermore, this waiver has the effect of making all further proceedings concerning this complaint open to the public.

Please do not hesitate to call or write if you have any questions concerning our procedures.

Sincerely,

Millie Fulford

Complaint Coordinator

cc: Madelin Casiano, Complainant

Jon M. Philipson

Chair

Joseph Oglesby

Vice Chair

Paul D. Bain

Nicholas X. Duran

Michael H. Hellman

Laird A. Lile

Jeremy M. Rodgers

Abbey L. Stewart

Linda Stewart



State of Florida
COMMISSION ON ETHICS
P.O. Drawer 15709
Tallahassee, Florida 32317-5709

325 John Knox Road
Building E, Suite 200
Tallahassee, Florida 32303

"A Public Office is a Public Trust"

Kerrie J. Stillman

Executive Director

Steven J. Zuilkowski

Deputy Executive Director/

General Counsel

(850) 488-7864 Phone

(850) 488-3077 (FAX)

www.ethics.state.fl.us

May 7, 2026

Janet Martinez

101 Church Street

Kissimmee, Florida 34741

RE: Complaint No. 26-163, In re JANETTE MARTINEZ

Dear Ms. Martinez:

This will acknowledge receipt of your letter received May 5, 2026, waiving confidentiality with respect to the above-captioned complaint. All records related to these complaints in this office, or hereafter received, will be public records open to public inspection. Furthermore, this waiver has the effect of making all further proceedings concerning this complaint open to the public.

Please do not hesitate to call or write if you have any questions concerning our procedures.

Sincerely,

A handwritten signature in cursive script, appearing to read "Millie Fulford".

Millie Fulford

Complaint Coordinator

cc: Jeremy Fetzer, Complainant