

DATE FILED

MAY 05 2026

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BEFORE THE
STATE OF FLORIDA
COMMISSION ON ETHICS

COMMISSION ON ETHICS

CONFIDENTIAL

In re JANETTE MARTINEZ,

Respondent.

Complaint No. 26-146

DETERMINATION OF INVESTIGATIVE JURISDICTION
AND ORDER TO INVESTIGATE

UPON REVIEW of this complaint, I find as follows:

1. This complaint was filed by Madelin Casiano of Kissimmee, Florida.
2. The Respondent, Janette Martinez, serves as a City Commissioner of Kissimmee, Florida.
3. The complaint alleges that Respondent owns a food truck company, Coqui Kitchen. The complaint alleges Respondent has a business associate and friend who owns Lechonera El Jibarito, a "food truck spot" and property. The complaint alleges Respondent's friend sought a Conditional Use Permit from the City to allow food trucks, including Coqui Kitchen, to sell food on the property. The complaint alleges that Respondent's friend was granted the permit on January 9, 2026,¹ however, the City Manager filed an appeal regarding the permit, which then came before Respondent's board on January 20, 2026. The complaint alleges Respondent recused from the vote and filled out a CE Form 8B, "Memorandum of Voting Conflict," but did not publicly state the

¹ The complaint states the permit was granted on January 9, 2025, however, this appears to be a scrivener's error, as the attached permit shows a date of January 9, 2026.

basis for her voting conflict. This indicates a possible violation of Sections 112.313(7)(a), Florida Statutes, and 112.3143(3)(a), Florida Statutes.²

WHEREFORE staff of the Commission on Ethics shall conduct a preliminary investigation of this complaint for a probable cause determination of whether Respondent has violated Sections 112.313(7)(a) and 112.3143(3)(a), Florida Statutes, as set forth above.

May 5, 2026
Date
Kerrie J. Stillman
Kerrie J. Stillman
Executive Director

KJS/aln

² This complaint appears to be made based on Complainant's personal knowledge and information other than hearsay. Regarding the food truck business, Complainant attached SunBiz records showing Respondent and her friend's ownership in their respective businesses. Although hearsay, these records would likely be admissible under both the "Records of Regularly Conducted Business Activity" hearsay exception in Section 90.803(6), Florida Statutes, and the "Public Records and Reports" hearsay exception found in Section 90.803(8), Florida Statutes. Complainant also attached the Conditional Use Permit at issue, which also would likely be admissible under the "Public Records and Reports" hearsay exception. Complainant also attached a Facebook post shared by Respondent advertising that Coqui Kitchen was selling food at Lechonera El Jibarito. Although hearsay, this post would likely be admissible under the "Admissions" hearsay exception found in Section 90.803(18), Florida Statutes. Regarding the vote and Respondent's abstention, this conduct allegedly occurred at a publicly available meeting, and the statement Respondent made concerning her recusal would also likely be admissible under the "Admissions" hearsay exception.