

MAY 05 2026

BEFORE THE Florida Elections Commission
STATE OF FLORIDA

RECEIVED

In re: Complaint of Election Law Violations

COMPLAINANT

Janette Martinez
1510 Royal St., Lot 65
Kissimmee, Florida 34744
407-414-7311
janettemartinez40@yahoo.com

RESPONDENT

Latinas Against Domestic Violence Political Committee
PO Box 700312
St. Cloud, Florida 34770

And any agents, contractors, or individuals acting on its behalf in connection with the communications described herein.

I. JURISDICTION

This complaint is filed pursuant to Chapters **104 and 106, Florida Statutes**, regarding false or misleading political communications and deficiencies in political advertising and campaign finance reporting.

II. STATEMENT OF FACTS

1. On or about February 16, 2026, a submission was made to the Florida Commission on Ethics concerning the Complainant.
2. That submission was returned as legally insufficient, was not accepted, and no investigation was opened.
3. Official correspondence confirms that:
 - a. The matter was dismissed without investigation; and
 - b. No active investigation existed at any relevant time.
4. The Complainant is aware of multiple submissions made to the Florida Commission on Ethics concerning the Complainant, including:
 - a. An initial submission on or about February 16, 2026; and
 - b. A subsequent submission on or about April 8, 2026.
5. The initial submission was returned as legally insufficient and was not accepted or investigated.

6. The subsequent submission was filed at a later date; however, at the time the communications described herein were disseminated, there was no confirmed active investigation by the Florida Commission on Ethics.
7. The timing of the communications, in relation to the submissions referenced above, is relevant to the context in which the statements were made to voters.
8. Following these events, political communications were disseminated to voters, including:
 - a. Automated prerecorded robocalls;
 - b. Text message distributions; and
 - c. Social media posts and graphics.
9. The robocall was automated and prerecorded, thereby demonstrating that the message was scripted, recorded, and intentionally disseminated to multiple recipients.
10. The communications included statements asserting that the Complainant was:

"under investigation" or "being investigated by state officials," or words to that effect.

11. At the time these statements were made:
 - a. No investigation existed;
 - b. No complaint had been accepted for investigation; and
 - c. The only submission had already been returned as legally insufficient.
12. These statements constitute verifiable factual assertions that are directly contradicted by official governmental records confirming that no investigation existed.
13. The communications were disseminated in a manner reasonably understood by recipients to indicate that the Complainant was subject to an active investigation by state authorities.
14. The communications were clearly intended to influence voter perception during an election cycle.
15. The communications identified themselves as:

"paid for and approved by Latinas Against Domestic Violence."

16. The communications were disseminated across multiple platforms, including robocalls, text messages, and social media, demonstrating repeated, structured, and intentional distribution, rather than an isolated occurrence.
17. This complaint is submitted in good faith based on the information currently available and for review by the Florida Elections Commission.

III. VIOLATIONS ALLEGED

A. False Statements Affecting an Election

§104.271, Florida Statutes

The communications disseminated a false or materially misleading factual statement that the Complainant was under investigation by state officials, when official records confirm that no such investigation existed.

B. Misleading Political Advertisement / Deficient Disclaimer

§106.143(1), Florida Statutes

The communications failed to provide a clear, unambiguous, and readily understandable disclaimer to recipients. Additionally, the content and presentation of the communications created a misleading impression of official governmental action.

C. Political Committee Compliance Responsibility

Chapter 106, Florida Statutes

As the identified sponsor, the political committee is responsible for ensuring that communications made in its name comply with Florida election law, including the accuracy, clarity, and proper disclosure of political advertising.

D. Campaign Finance Reporting Concerns

§106.07, Florida Statutes

18. The dissemination of automated robocalls, text messaging campaigns, and related digital communications necessarily involves financial expenditures.
19. Based on publicly available information, there is a reasonable question as to whether all expenditures associated with these communications have been properly and accurately reported.
20. Any failure to fully and accurately disclose such expenditures would constitute a violation of Florida campaign finance reporting requirements.

IV. EVIDENCE

- Exhibit A – Ethics Commission correspondence confirming no investigation
- Exhibit B – Initial submission (February 16, 2026)
- Exhibit C – Subsequent submission (April 8, 2026)
- Exhibit D – Text message communications
- Exhibit E – Robocall recording (May 1, 2026) [Audio Here](#)
- Exhibit F – Social media posts and graphics
- Exhibit G – Political committee registration records
- Exhibit H – Supporting public records

V. REQUEST FOR RELIEF

The Complainant respectfully requests that the Florida Elections Commission:

1. Conduct a formal investigation into the communications described herein;

2. Determine whether violations of Chapters 104 and 106, Florida Statutes, have occurred;
3. Impose any appropriate fines, penalties, or sanctions authorized by law; and
4. Grant such additional relief as deemed appropriate.

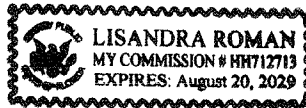
VI. VERIFICATION

Under penalties of perjury, I declare that the facts stated in this complaint are true and correct to the best of my knowledge and belief.


Janette Martinez

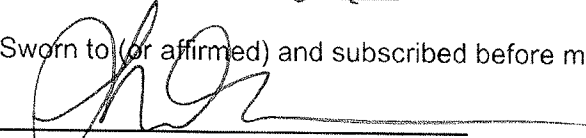
Date: 5/1/26

NOTARY



STATE OF FLORIDA
COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me this 1 day of May, 2026.



Notary Public
State of Florida

**Speaker 1**

against corruption and demand accountability in our city. Say no to corruption, say no to Jeanette Martinez. Thank you for your time.

Political advertisement paid for and approved by Latinas Against Domestic Violence. Hello, this is a Kissimmee voter alert. We are calling to inform you that Kissimmee commissioner Jeanette Martinez is currently under investigation by a special prosecutor for allegations of public corruption and misuse of her public position.

We urge you to stand against corruption and demand accountability in our city. Say no to corruption, say no to Jeanette Martinez. Thank you for your time. Political advertisement paid for and approved by Latinas Against Domestic Violence.

**Speaker 2**

This call was delivered by CallMultiplier.com. To repeat your message, please press 1. To remove your number, please press 2.

For additional information or to respond to this message later, please call 877-333-9336.
Goodbye.

Exh A

Fw: Public records request – ethics complaints filed against Commissioner, Janette Martinez

From: JANETTE MARTINEZ (janettemartinez40@yahoo.com)

To: jose_forty@yahoo.com

Date: Friday, April 24, 2026 at 07:58 PM EDT

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, April 14, 2026, 9:28 PM, JANETTE MARTINEZ <janettemartinez40@yahoo.com> wrote:

Begin forwarded message:

On Thursday, March 12, 2026, 10:39 AM, JANETTE MARTINEZ
<janettemartinez40@yahoo.com> wrote:

Thank you.

On Thursday, March 12, 2026, 10:14 AM, Blais, Lynn
<BLAIS.LYNN@leg.state.fl.us> wrote:

Your understanding of the records provided to you is correct. The complaint(s) filed against you was dismissed without investigation. You would have initially received copies of those documents, including any order dismissing the complaint(s) at the time the Commission entered its decision. The other submissions I provided to you in response to your records request were not logged as complaints. They were returned after technical review and included a letter from the Commission's executive director. Those submissions were not logged in as complaints because they were returned to the individual for the reasons stated in the letter. If the individual fixes the deficiencies, they could choose to refile.

Procedurally, all complaints submitted on a complaint form must be reviewed for technical sufficiency before being logged in. Complaints not returned during the technical review process are logged in, provided a complaint number, and must be provided to the public officer or employee against whom the complaint is filed (the Respondent) within 5 working days. In the event a complaint were to be filed against you, you would receive a copy of the complaint by certified mail. If a complaint filed against you is ordered to be investigated, you would be contacted by a Commission investigator. All complaints logged in by the Commission are confidential and exempt from public records laws, and the Commission cannot confirm nor deny the existence of any complaint to a member of the public unless the complaint appears in the public record. All complaints filed with the Commission eventually become a matter of public record. This occurs when the Commission enters an order dismissing the complaint without investigation or enters an order as to probable cause. Alternatively, a complaint can become a public record at any point in the proceeding if the Respondent waives confidentiality, in writing, with the Commission.

Lynn Blais
Florida Commission on Ethics
(850) 488-7864

From: JANETTE MARTINEZ <janettemartinez40@yahoo.com>
Sent: Wednesday, March 11, 2026 3:50 PM
To: Blais, Lynn <BLAIS.LYNN@leg.state.fl.us>
Subject: Re: Public records request – ethics complaints filed against Commissioner, Janette Martinez

Ms. Blais, Thank you for your response to my previous email. I would appreciate it if you could please confirm in writing whether there are currently any active investigations involving me. Additionally, I understand from our recent conversation that there may have been complaints submitted in the past, but that they were either returned, dismissed, or not pursued further. If possible, could you please clarify this in your response and confirm the status of any such complaints? I simply want to ensure that I have clear documentation for my records. Thank you for your time and assistance. Sincerely, Commissioner

Janette Martinez

Sent from Yahoo Mail for iPhone

On Wednesday, March 11, 2026, 3:19 PM, Blais, Lynn
<BLAIS.LYNN@leg.state.fl.us> wrote:

Commissioner Martinez,

Attached are all responsive records to your request.
Please let me know if you have any questions.

Thank you,

Lynn Blais
Florida Commission on Ethics
(850) 488-7864

From: JANETTE MARTINEZ
<janettemartinez40@yahoo.com>
Sent: Wednesday, March 11, 2026 9:50 AM
To: Blais, Lynn <BLAIS.LYNN@leg.state.fl.us>
Subject: Public records request – ethics complaints filed
against Commissioner, Janette Martinez

Dear Florida Commission on Ethics,

I hope this message finds you well.

I am writing to respectfully request any and all records of ethics complaints that have been filed against me, Commissioner Janette Martinez. If any such complaints exist, I would greatly appreciate receiving copies of those complaints, along with any related documentation available through public record.

If possible, please provide these records electronically via email. Should there be any fees

associated with fulfilling this request, kindly notify me in advance.

Thank you for your time and assistance. I appreciate your help and look forward to your response.

Sincerely,
Janette Martinez
City Commissioner
City of Kissimmee
407-414-7311

Exh B

Jon M. Philipson
Chair
Joseph Oglesby
Vice Chair
Paul D. Bain
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

February 16, 2026

Madelin Casiano Gomez
1455 Falcon Trace Circle, Apt 105
Kissimmee, FL 34746

Dear Ms. Gomez:

Pursuant to Rule 34-5.001(2), Florida Administrative Code, the Commission on Ethics is required to return any complaint that is incomplete with an explanation as to why it is being returned. In your case, I am returning two complaints you recently filed because the complaint forms are not properly notarized, as it lists the notary's name as the name of person making statement rather than your name.

The jurisdiction of the Commission on Ethics is limited to individual public officers and employees under the standards of conduct found in Article II, Section 8, of the Florida Constitution, and Part III, Chapter 112, Florida Statutes.

Enclosed are two complaint forms. Should you choose to refile your complaint, please include a properly notarized Form 50 with your complete statement of facts.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Stillman", is written over a horizontal line.

Kerrie Stillman
Executive Director

KJS/ks

Enclosure



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

FLORIDA
COMMISSION ON ETHICS

FEB 10 2026

COMPLAINT

RECEIVED

ORIGINAL

1. PERSON BRINGING COMPLAINT:

Name: Madelin Casiano Gomez Telephone: (407) 624-7811
Address: 1455 Falcon Trace Circle Apt 105
City: Kissimmee County: Osceola State: FL ZIP: 34746

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Janette Martinez Telephone: 407-414-7311
Address: 101 Church Street (City Hall)
City: Kissimmee County: Osceola State: FL ZIP: 34741
Title of office or position held or sought: Kissimmee Commissioner Seat 4

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF Florida
COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me by
means of ☒ physical presence or ☐ online notarization,
this 03 day of February, 20 26,
by Carmen Rojas
(name of person making statement)

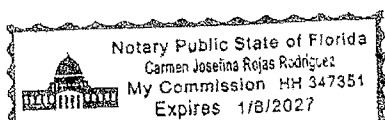
[Signature]
SIGNATURE OF COMPLAINANT

[Signature]
(Signature of Notary Public)

HH 347351

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☐
Type of Identification Produced: _____



Narrative Statement of Facts

On Friday, January 30, 2026, I, Madelin Casiano Gomez, submit this formal ethics complaint against Kissimmee City Commissioner Janette Martinez ("Martinez") for violating of Florida Statutes §112.3143(3)(a). This complaint arises from Commissioner Martinez's recusal from voting on Agenda Item 8A during the January 20, 2026, Kissimmee City Commission Meeting and failing to comply with FSS 112.3143(3)(a) by failing to publicly state the NATURE of her interest in the matter per the law.

On January 20, 2026, during Agenda 8A discussion which an appeal was filed by the Kissimmee City Manager regarding Conditional Use Permit – CU-25-0004 at the Kissimmee City Commission meeting.

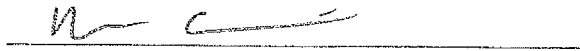
At approximately 32 minutes and 34 seconds into the video recording, Commissioner Martinez stated:

"I am going to be recusing myself from voting on this item. I've already signed the form, I've got legal counsel from our city attorney and provided the document to our city clerk."

Clear language of the law required Commissioner Martinez to publicly state out loud, before the abstention the relationship or interest creating the conflict and how it relates to the agenda item.

Commissioner Martinez's statement was non-complaint and a violation of FSS 112.3143(3)(a).

Signed:



Madelin Casiano Gomez

LIST OF ATTACHED DOCUMENTS/LINKS

VIDEO LINKS

- (a) January 20, 2026 – Kissimmee City Commission Meeting Video Link
 - a. <https://kissimmeefl.portal.civicclerk.com/event/2380/media>



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

FLORIDA
COMMISSION ON ETHICS

FEB 10 2026

COMPLAINT

RECEIVED

ORIGINAL

1. PERSON BRINGING COMPLAINT:

Name: Madelin Casiano Gomez Telephone: (407) 624-7811
Address: 1455 Falcon Trace Circle Apt 105
City: Kissimmee County: Osceola State: FL ZIP: 34746

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Janette Martinez Telephone: _____
Address: 101 Church Street (City Hall)
City: Kissimmee County: Osceola State: FL ZIP: 34741
Title of office or position held or sought: Kissimmee Commissioner Seat 4

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF Florida
COUNTY OF Osceola

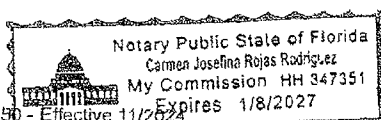
Sworn to (or affirmed) and subscribed before me by
means of ☒ physical presence or ☐ online notarization,
this 03 day of February, 20 24,
by Carmen Rojas
(name of person making statement)

[Signature]
SIGNATURE OF COMPLAINANT

[Signature]
(Signature of Notary Public)

HH 347351
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____



Narrative Statement of Facts

On Friday, January 30, 2026, I, Madelin Casiano Gomez, submit this formal ethics complaint against Kissimmee City Commissioner Janette Martinez ("Martinez") for misuse of public position in violation of Florida Statutes §112.313(6). This complaint arises from Commissioner Martinez's actions in using her elected office and official influence to obtain special benefits for herself and her business partner and best friend, Lisandra Roman ("Roman"), related to the approval of food truck operations at Roman's property located at 1985 South John Young Parkway, Kissimmee, Florida 34741.

The subject property's existing zoning designation does not permit food trucks as a permanent or semi-permanent use. Temporary Special Events Permit, which is explicitly intended to authorize short-term, time-limited activities and cannot lawfully be converted into a permanent land-use entitlement.

On December 17, 2024, at approximately 11:11 a.m., Kissimmee Development Services Director Craig Holland emailed Roman suggesting the use of a Special Events Permit and further recommending pursuit of a conditional use permit following a prior discussion. This recommendation conflicted with Florida law, which does not allow a temporary or non-compatible use to serve as the basis for a permanent zoning entitlement.

Despite this limitation, on January 9, 2025, Roman obtained a Special Events Permit allowing food trucks on the property. The permit, which is attached to this complaint, did not authorize a permanent or semi-permanent use and did not alter the property's underlying zoning.

Subsequently, Roman, with the active involvement and support of Commissioner Martinez, filed Conditional Use Permit application CU-25-0004. The application improperly relied upon the previously issued Special Events Permit as justification to grant a permanent conditional use allowing food trucks on the property in perpetuity until a future change in ownership.

Florida law does not permit a temporary, or special events permit to be "bootstrapped" into a permanent land-use entitlement. Nevertheless, the conditional use process was utilized to advance this request through the City's Planning Advisory Board, an unelected body, rather than through the Kissimmee City Commission. This procedural path effectively circumvented Commission review and avoided the mandatory recusal of Commissioner Martinez due to her personal and financial conflicts of interest.

During the application process, city staff verbally communicated concerns to city leadership that Commissioner Martinez attended the required pre-application meeting and was routinely included in email correspondence between the applicant and Development Services staff. This conduct created concern among staff regarding undue influence.

These concerns were publicly confirmed during the September 3, 2025, Kissimmee City Commission meeting. At approximately 1 hour, 39 minutes, and 1 second into the meeting video, Development Services Director Craig Holland made the following statement on the record:

"There are things that happen in the process that I am not even going to talk about that influences staff or make staff worry about their jobs and I'll just leave it at that. So, you understand that, and you can talk to me later about that, I'll talk to you about that, but things happen that staff is terrified for their jobs. And I do NOT make comments lightly."

This statement, when considered alongside ongoing communications between Roman, staff, and Commissioner Martinez, demonstrates that city staff felt intimidated and influenced during the permitting process involving Martinez's close personal associate.

On October 7, 2025, during a Kissimmee City Commission meeting at approximately 1 hour, 57 minutes, and 15 seconds into the recorded video, Commissioner Martinez publicly acknowledged her personal relationship with the applicant, stating:

"So just for the record, I'd like to clarify the comment that was issued earlier today. I'm an open book, everybody knows that, and I know that a video should be provided, so I think it's only fair to say my address on record, 1606 Sunny Street, Kissimmee, Florida 34741. So that this can be provided. Lisandra Roman is my best friend, it's not a secret."

Public property records confirm that the residence listed by Commissioner Martinez at 1606 Sunny Street, Kissimmee, Florida 34741, is owned by Lisandra Roman, further establishing their close personal and financial connection.

Additional evidence demonstrates a business relationship between Martinez and Roman. On September 27, 2025, Commissioner Martinez posted on her Facebook account under the name "Jini Martinez" promoting food truck activity at Roman's business location, stating:

"NOW ARRIVING AT THE FOOD TRUCK SPOT @ EL JIBARITO, COQUI KITCHEN."

Lechonera El Jibarito is owned by Roman, while Coqui Kitchen is owned by Martinez. Attached documentation includes Sunbiz fictitious name filings, Florida Department of Business and Professional Regulation licensing records, and Sunbiz corporate filings showing an active Florida not-for-profit corporation filed on May 30, 2025, listing both Martinez and Roman as corporate officers.

On January 20, 2026, during Agenda 8A discussion which an appeal was filed by the Kissimmee City Manager regarding Conditional Use Permit – CU-25-0004 at the Kissimmee City Commission meeting.

At approximately 32 minutes and 34 seconds into the video recording, Commissioner Martinez stated:

"I am going to be recusing myself from voting on this item. I've already signed the form, I've got legal counsel from our city attorney and provided the document to our city clerk."

This admission confirms that Commissioner Martinez recognized the existence of ethical conflicts requiring formal recusal. However, by that time, the conditional use permit process had already been utilized in a manner that avoided City Commission review entirely.

City precedent further demonstrates the impropriety of this process. The City of Kissimmee previously approved a food truck park at the Mill Creek Mall, which required a zoning change and Planned Unit Development approval through formal City Commission action. The subject property was not subjected to the same legal process.

Based on the foregoing facts, Commissioner Martinez used her public position to influence city staff, participated in and benefited from an improper permitting process, and secured special privileges unavailable to the general public. These actions provided direct financial benefit to both Martinez, through her business Coqui Kitchen, and Roman, as the property owner and business partner.

Such conduct constitutes misuse of public position under Florida Statutes §112.313(6), which prohibits public officials from using their official position to secure special privileges, benefits, or exemptions for themselves or others.

Signed:

A handwritten signature in black ink, appearing to read 'Madelin Casiano Gomez', is written over a horizontal line.

Madelin Casiano Gomez

Exh C



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

FLORIDA
COMMISSION ON ETHICS

APR 08 2025

COMPLAINT

26-146

**RECEIVED
ORIGINAL**

1. PERSON BRINGING COMPLAINT:

Name: Madelin Casiano Telephone: 407-624-7811
Address: 1495 Falcon trace circle Apt 105
City: Kissimmee County: Osceola State: FL ZIP: 34746

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Janette Martinez Telephone: 407-414-7311
Address: 101 Church Street City Hall
City: Kissimmee County: Osceola State: FL ZIP: 34741
Title of office or position held or sought: Kissimmee Commissioner Seat 4

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF Florida
COUNTY OF Polk

Sworn to (or affirmed) and subscribed before me by
means of ☒ physical presence or ☐ online notarization,
this 07 day of April, 20 26,
by Madelin Casiano
(name of person making statement)

[Signature]
SIGNATURE OF COMPLAINANT



KIMBERLY HINES
Notary Public
State of Florida
Comm# HH485221
Expires 1/24/2028

[Signature]
(Signature of Notary Public)

Kimberly Hines HH485221 01-24-2028
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced: Notarized



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

FLORIDA
COMMISSION ON ETHICS

APR 08 2026

COMPLAINT

RECEIVED
ORIGINAL

1. PERSON BRINGING COMPLAINT:

Name: Madelin Casiano Telephone: 407-624-7811
Address: 1495 Falcon trace circle Apt 105
City: Kissimmee County: OSCEOLA State: FL ZIP: 34746

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Janette Martinez Telephone: 407-624-7811
Address: 101 Church St City Hall
City: Kissimmee County: OSCEOLA State: FL ZIP: 34741
Title of office or position held or sought: Kissimmee Commissioner Seat 4

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF Florida
COUNTY OF Polk

Sworn to (or affirmed) and subscribed before me by
means of ☒ physical presence or ☐ online notarization,
this 07 day of April, 20 26,
by Madelin Casiano
(name of person making statement)

[Signature]
SIGNATURE OF COMPLAINANT



KIMBERLY HINES
Notary Public
State of Florida
Comm# HH485221
Expires 1/24/2028

[Signature] HH485221 01-24-2028
(Signature of Notary Public)

Kimberly Hines
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced: Driver's License

Narrative Statement of Facts

On Friday, January 30, 2026, I, Madelin Casiano Gomez, submit this formal ethics complaint against Kissimmee City Commissioner Janette Martinez ("Martinez") for violating of Florida Statutes §112.3143(3)(a). This complaint arises from Commissioner Martinez's recusal from voting on Agenda Item 8A during the January 20, 2026, Kissimmee City Commission Meeting and failing to comply with FSS 112.3143(3)(a) by failing to publicly state the NATURE of her interest in the matter per the law.

On January 20, 2026, during Agenda 8A discussion which an appeal was filed by the Kissimmee City Manager regarding Conditional Use Permit – CU-25-0004 at the Kissimmee City Commission meeting.

At approximately 32 minutes and 34 seconds into the video recording, Commissioner Martinez stated:

"I am going to be recusing myself from voting on this item. I've already signed the form, I've got legal counsel from our city attorney and provided the document to our city clerk."

Clear language of the law required Commissioner Martinez to publicly state out loud, before the abstention the relationship or interest creating the conflict and how it relates to the agenda item.

Commissioner Martinez's statement was non-complaint and a violation of FSS 112.3143(3)(a).

Signed:

A handwritten signature in black ink, appearing to read 'M. Casiano', is written over a horizontal line.

Madelin Casiano Gomez

LIST OF ATTACHED DOCUMENTS/LINKS

VIDEO LINKS

- (a) January 20, 2026 – Kissimmee City Commission Meeting Video Link
 - a. <https://kissimneefl.portal.civicclerk.com/event/2380/media>

Narrative Statement of Facts

On Friday, January 30, 2026, I, Madelin Casiano Gomez, submit this formal ethics complaint against Kissimmee City Commissioner Janette Martinez ("Martinez") for misuse of public position in violation of Florida Statutes §112.313(6). This complaint arises from Commissioner Martinez's actions in using her elected office and official influence to obtain special benefits for herself and her business partner and best friend, Lisandra Roman ("Roman"), related to the approval of food truck operations at Roman's property located at 1985 South John Young Parkway, Kissimmee, Florida 34741.

The subject property's existing zoning designation does not permit food trucks as a permanent or semi-permanent use. Temporary Special Events Permit, which is explicitly intended to authorize short-term, time-limited activities and cannot lawfully be converted into a permanent land-use entitlement.

On December 17, 2024, at approximately 11:11 a.m., Kissimmee Development Services Director Craig Holland emailed Roman suggesting the use of a Special Events Permit and further recommending pursuit of a conditional use permit following a prior discussion. This recommendation conflicted with Florida law, which does not allow a temporary or non-compatible use to serve as the basis for a permanent zoning entitlement.

Despite this limitation, on January 9, 2025, Roman obtained a Special Events Permit allowing food trucks on the property. The permit, which is attached to this complaint, did not authorize a permanent or semi-permanent use and did not alter the property's underlying zoning.

Subsequently, Roman, with the active involvement and support of Commissioner Martinez, filed Conditional Use Permit application CU-25-0004. The application improperly relied upon the previously issued Special Events Permit as justification to grant a permanent conditional use allowing food trucks on the property in perpetuity until a future change in ownership.

Florida law does not permit a temporary, or special events permit to be "bootstrapped" into a permanent land-use entitlement. Nevertheless, the conditional use process was utilized to advance this request through the City's Planning Advisory Board, an unelected body, rather than through the Kissimmee City Commission. This procedural path effectively circumvented Commission review and avoided the mandatory recusal of Commissioner Martinez due to her personal and financial conflicts of interest.

During the application process, city staff verbally communicated concerns to city leadership that Commissioner Martinez attended the required pre-application meeting and was routinely included in email correspondence between the applicant and Development Services staff. This conduct created concern among staff regarding undue influence.

These concerns were publicly confirmed during the September 3, 2025, Kissimmee City Commission meeting. At approximately 1 hour, 39 minutes, and 1 second into the meeting video, Development Services Director Craig Holland made the following statement on the record:

"There are things that happen in the process that I am not even going to talk about that influences staff or make staff worry about their jobs and I'll just leave it at that. So, you understand that, and you can talk to me later about that, I'll talk to you about that, but things happen that staff is terrified for their jobs. And I do NOT make comments lightly."

This statement, when considered alongside ongoing communications between Roman, staff, and Commissioner Martinez, demonstrates that city staff felt intimidated and influenced during the permitting process involving Martinez's close personal associate.

On October 7, 2025, during a Kissimmee City Commission meeting at approximately 1 hour, 57 minutes, and 15 seconds into the recorded video, Commissioner Martinez publicly acknowledged her personal relationship with the applicant, stating:

"So just for the record, I'd like to clarify the comment that was issued earlier today. I'm an open book, everybody knows that, and I know that a video should be provided, so I think it's only fair to say my address on record, 1606 Sunny Street, Kissimmee, Florida 34741. So that this can be provided, Lisandra Roman is my best friend, it's not a secret."

Public property records confirm that the residence listed by Commissioner Martinez at 1606 Sunny Street, Kissimmee, Florida 34741, is owned by Lisandra Roman, further establishing their close personal and financial connection.

Additional evidence demonstrates a business relationship between Martinez and Roman. On September 27, 2025, Commissioner Martinez posted on her Facebook account under the name "Jini Martinez" promoting food truck activity at Roman's business location, stating:

"NOW ARRIVING AT THE FOOD TRUCK SPOT @ EL JIBARITO, COQUI KITCHEN."

Lechonera El Jibarito is owned by Roman, while Coqui Kitchen is owned by Martinez. Attached documentation includes Sunbiz fictitious name filings, Florida Department of Business and Professional Regulation licensing records, and Sunbiz corporate filings showing an active Florida not-for-profit corporation filed on May 30, 2025, listing both Martinez and Roman as corporate officers.

On January 20, 2026, during Agenda 8A discussion which an appeal was filed by the Kissimmee City Manager regarding Conditional Use Permit – CU-25-0004 at the Kissimmee City Commission meeting.

At approximately 32 minutes and 34 seconds into the video recording, Commissioner Martinez stated:

"I am going to be recusing myself from voting on this item. I've already signed the form, I've got legal counsel from our city attorney and provided the document to our city clerk."

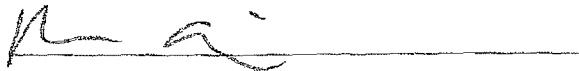
This admission confirms that Commissioner Martinez recognized the existence of ethical conflicts requiring formal recusal. However, by that time, the conditional use permit process had already been utilized in a manner that avoided City Commission review entirely.

City precedent further demonstrates the impropriety of this process. The City of Kissimmee previously approved a food truck park at the Mill Creek Mall, which required a zoning change and Planned Unit Development approval through formal City Commission action. The subject property was not subjected to the same legal process.

Based on the foregoing facts, Commissioner Martinez used her public position to influence city staff, participated in and benefited from an improper permitting process, and secured special privileges unavailable to the general public. These actions provided direct financial benefit to both Martinez, through her business Coqui Kitchen, and Roman, as the property owner and business partner.

Such conduct constitutes misuse of public position under Florida Statutes §112.313(6), which prohibits public officials from using their official position to secure special privileges, benefits, or exemptions for themselves or others.

Signed:

A handwritten signature in dark ink, appearing to read 'M. Casiano', is written over a horizontal line.

Madelin Casiano Gomez

LIST OF ATTACHED DOCUMENTS

Attachment 1: December 17, 2024, Email

Attachment 2: Copy of Special Events Permit – CU-25-0004

Attachment 3 – Email Documentation showing ROMAN including MARTINEZ into the process with staff.

Attachment 4 – SunBiz Documentation

Attachment 5 – DBPR Documentation

Attachment 6 - Sunbiz Documentation for shared Not For Profit with ROMAN and MARTINEZ

Attachment 7 – Social Media Posts

VIDEO LINKS

- (a) September 3, 2025 – Kissimmee City Commission Meeting Video Link
 - a. <https://kissimmee.fl.portal.civicclerk.com/event/2218/media>
- (b) October 7, 2025 – Kissimmee City Commission Meeting Video Link
 - a. <https://kissimmee.fl.portal.civicclerk.com/event/2219/media>
- (c) January 20, 2026 – Kissimmee City Commission Meeting Video Link
 - a. <https://kissimmee.fl.portal.civicclerk.com/event/2380/media>

Attachment 1 - Dec 17, 2024 email

From: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Sent: Tuesday, December 17, 2024 11:13 AM
To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>; Olga Sanchez de Fuentes <OLGA.SANCHEZDEFUENTES@kissimmee.gov>; Janette Martinez <Janette.Martinez@kissimmee.gov>
Cc: Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>; Austin Blake <austin.blake@kissimmee.gov>
Subject: FW: Food trucks at your restaurant

I sent the e-mail below to Lisandra Roman this morning.

Just an FYI. We will move forward with this process if she decides that is what she wants to do.

Thank you.

Craig Holland, AICP
Development Services Director
101 Church Street
Suite 200A
Kissimmee, FL 34741
(o) 407-518-2148
Craig.holland@kissimmee.gov



From: Craig Holland
Sent: Tuesday, December 17, 2024 11:11 AM
To: lisandraroman0@gmail.com; Cristian Arias <Cristian.Arias@kissimmee.gov>
Cc: Brenda Ryan <BRENDA.RYAN@kissimmee.gov>
Subject: Food trucks at your restaurant

Lisandra

I was discussing your situation with the Planners in my office, and they came up with a way that works better then what Mike, and I suggested.

Using the following section of Code, you can apply for a Conditional Use Permit for food trucks.

14-6-28. - Special events.

Special events, as defined in this Code, are allowed as a temporary use subject to the following conditions:

B. The temporary use of any one site for special events shall be limited to 30 days per calendar year for multi-tenant sites and 20 days per calendar year for single-tenant sites, unless specifically authorized through conditional use and site plan approval.

I have added Cristian Arias to this e-mail. You can work with him directly to apply for the Conditional Use Permit and go through the process.

Cristian speaks Spanish if that would be helpful.

This process does not have to go to the City Commission, just the Planning Advisory Board.

Cristian will reach out to you, and you can get the process started.

Thanks you.

Craig Holland, AICP
Development Services Director
101 Church Street
Suite 200A
Kissimmee, FL 34741
(o) 407-518-2148
Craig.holland@kissimmee.gov



Attachment 2-

SPECIAL EVENT WITH SALES PERMIT

DATE OF ISSUANCE: January 9, 2026

PERMIT # CU-25-0004

APPLICANT: Lisandra Roman
1985 S John Young Pkwy
Kissimmee, FL 34741



DATE & HOURS OF EVENT: Wednesdays to Sundays from 7 pm to 12 pm starting January 9th

LOCATION OF EVENT: 1985 S John Young Pkwy, Kissimmee, FL 34741

DESCRIPTION OF EVENT: **Outdoor sales from vehicles as part of a special event at Lechonera el Jibarito.**

THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Call for a Fire Inspection at 407-518-2202 twenty-four (24) hours in advance of the event.
2. The hours of operation for this special event for outdoor sales from food trucks is: Wednesday to Sunday from 7 pm to 12 pm. No outdoor sales from food trucks shall occur outside of these hours of operation.
3. This special event approval for outdoor sales from food trucks is valid for 90 days only. This Special Event must come back to the Development Review Committee (DRC) to consider a renewal, and/or different hours/days. Land Development Code Section 14-6-28. This renewal will come back to a DRC Meeting on April 7th, 2026.
4. No food trucks, food trailers, or other materials associated with the Special Event may be stored or parked on-site outside of the approved special event hours of operation. A parking agreement may be necessary with surrounding parcels if the parking for the special event is insufficient and poses safety hazard not deemed suitable.
5. No more than the 6 food trucks per night is permitted at this special event.
6. No more than the 6 tents with table and chairs per night is permitted at this special event.
7. The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of Chapter 22, Article II of the Code of Ordinances. No amplified sound equipment is allowed after 10 pm.
8. A copy of all applicable permits and the approved Special Event permit, shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements and the conditions of the special event permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
9. Please be advised that the City reserves the right to limit, alter, or deny special events at any time. The City may deny a special event permit application if it is determined that the activity will adversely impact neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the City in a position of liability, or overextends the City's ability to provide services. The City may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the City cannot manage. Also, be advised that the conditional use shall not unreasonably impact the character of the surrounding area (particularly residential areas) due to the types of activities, intensity of development, placement of facilities, or other factors. Particular attention shall be given to safety, aesthetics, noise, lightning, odors, vibration, and related impacts per LDC Section 14-3-29(F)(3).
10. Alcohol sales is strictly prohibited from being sold or consumed during the special event hours of operation.
11. Event organizers shall be responsible for any outside food vendors. For special events with food vendors, the event organizer shall:
 - a. Provide a list of all food vendors and verification of their Florida Department Agriculture and Consumer Services (FDACS) food permit to the City. This list must include all vendors anticipated to participate in the event, as well as a list of alternates that may be substituted in the event an individual vendor is unable to

- participate. Failure to comply with this requirement will result in vendors being barred from participation in the scheduled event;
- b. Require each vendor to provide their own garbage bags and to keep the area around the vendor's booth clean;
12. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and rights-of-way of any debris from the event.
13. Every food truck must have a current Business License with the City.

GENERAL FIRE SAFETY

14. No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. FFPC NFPA 1, Chapter 18, Section 18.3, Sub-division 18.3.3.3.1
15. No storage or handling of flammable or combustible liquids or gases shall be permitted at any location where it could jeopardize egress.
16. A licensed/tagged fire extinguisher (2A10BC) must be placed within the tents. The fire extinguishers must be hung between 4 inches and 5 feet off the ground.
17. A minimum of 10 feet clearance around the tent must be maintained free of flammable and combustible materials and vegetation. The clearing work shall be accomplished to the satisfaction of the AHJ prior to the erection of such a tent. The premises shall be kept free from such flammable or combustible materials during the period for which the premises are used by the public. FFPC NFPA 1, Chapter 25, Section 25.2.4.1
18. If tent flaps are used in the down positions, please provide exit signs where the tent flaps come together. Means of egress shall be marked in accordance with Section 7.10.1.1 where required in Chapter 11 through 42.
19. No cooking under tents. All cooking equipment shall have a minimum 10-foot clearance from tent and not infringe on egress from tent. FFPC NFPA 1, Chapter 50, Section 50.2.9.
20. No Open Flame Devices or Pyrotechnics inside tents. This includes PORTABLE PROPANE HEATERS.
21. Decorative or acoustical materials as outlined in NFPA 1, 13.7.4.3.6 such as hay, paper, straw, wood chips, shavings, foams, and plastics are strictly prohibited unless flame retardant and approved by the Fire Marshal's Office.
22. Vehicle parking, display, or use inside the structures is not permitted without prior review and approval by the Fire Marshal.
23. The AHJ shall be permitted to regulate all outdoor events such as carnivals and fairs as it pertains to access for emergency vehicles, access to fire protection equipment, placement of stands, concession booths, and exhibits, and the control of hazardous conditions dangerous to life and property. FFPC, NFPA 1, Uniform Fire Code, Florida 2009 edition, Chapter 10, Section 10.15.2.
24. Please provide clear access to and inside the event for emergency personnel. Access and egress routes shall be maintained so that crowd management, security, and emergency medical personnel are able to reach any individual at any time, without undue hindrance. FFPC, NFPA 101, Life Safety Code, Florida 2009 edition, Chapter 12, Sub-section 12.2.5.4.3.
25. Trash cans shall be placed throughout the event area. Immediately after the event, the applicant shall clean the site, adjacent site(s) and right-of-ways of any debris from the event.
26. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this special event request with possible revocation.
27. A copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the City of Kissimmee Code of Ordinances and the conditions of the permit shall invalidate the approval and could result in a maximum fine of \$250 per day.

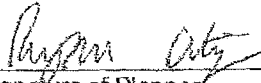
THIS PERMIT IS VALID ONLY FOR THE DATE, HOURS, LOCATION AND EVENT LISTED ABOVE. FAILURE TO COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS OF THE CITY OF KISSIMMEE CODE OF ORDINANCES AND THE CONDITIONS OF THIS PERMIT AS LISTED ABOVE SHALL INVALIDATE THIS PERMIT, COULD RESULT IN A MAXIMUM FINE OF \$250 PER DAY AND MAY IMPACT FUTURE EVENT APPROVALS FOR THIS PROPERTY/ENTITY.

THIS PERMIT SHALL BE KEPT ON SITE IN A PROMINENT LOCATION DURING THE EVENT AND SHALL BE MADE AVAILABLE FOR PRESENTATION UPON REQUEST

Signature of Applicant

Printed Name of Applicant

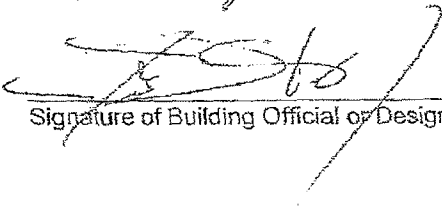
Date



Signature of Planner

01/09/2026

Date



Signature of Building Official or Designee

01/09/2026

Date

Attachment 3 - Email

From: Cristian Arias <Cristian.Arias@kissimmee.gov>
Subject: RE: Food Truck Special Event Information
To: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>, Lisandra Roman <lisandraroman0@gmail.com>, Janette Martinez <Janette.Martinez@kissimmee.gov>, Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>
Cc: Doug Etheredge <DOUG.ETHEREDGE@kissimmee.gov>
Sent: March 7, 2025 9:08 AM (UTC-05:00)
Attached: conditional-use-submittal-requirements-checked1.pdf

Good morning Lisandra,

The CU application for your food truck event is currently under review by City staff, as you can see in your portal. These departments have their own requirements. This is the first round of review, so please expect comments back, some will require a resubmittal if there is a question on a certain element or detail for the proposed food truck special event. You will receive all department comments on the project deadline, which is on 3/26/2025. These comments from city departments will appear on the Energov portal for you to view and/or review. Once this occurs, a second round will initiate addressing all these comments, either yourself or the engineer or design professional you are working with.

Hopefully, this makes sense. This will be a process. I have included the City of Kissimmee Conditional Use process to provide you with the idea of how the city works internally and the timelines.

I will continue to work with you on this process.

Should you have any questions, please do not hesitate to contact me.

Cristian I. Arias
Senior Planner
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2373
Cristian.Arias@kissimmee.gov



From: Craig Holland <CRAIG.HOLLAND@kissimmee.gov>
Sent: Friday, March 7, 2025 9:54 AM
To: Lisandra Roman <lisandraroman0@gmail.com>, Cristian Arias <Cristian.Arias@kissimmee.gov>, Janette Martinez <Janette.Martinez@kissimmee.gov>, Mike Steigerwald <mike.steigerwald@kissimmee.gov>
Cc: Doug Etheredge <DOUG.ETHEREDGE@kissimmee.gov>
Subject: Re: Food Truck Special Event Information

Cristian will be responding to you on this.

Craig Holland, AICP
Development Services Director

101 Church Street
Suite 200A
Kissimmee, FL 34741

407-518-2148
Craig.Holland@Kissimmee.gov

www.Kissimmee.gov

From: Lisandra Roman <lisandraroman0@gmail.com>
Sent: Thursday, March 6, 2025 9:52 AM
To: Cristian Arias <Cristian.Arias@kissimmee.gov>, Craig Holland <Craig.holland@kissimmee.gov>, Janette Martinez <Janette.Martinez@kissimmee.gov>, Mike Steigerwald <mike.steigerwald@kissimmee.gov>
Subject: Re: Food Truck Special Event Information

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Good morning,

I was checking on the status of the application and I noticed resubmit in red from fire department. Is there anything else I need to submit?

9:48 



 Fire • Requires Resubmit • Alessa
Chris • Completed : 02/27/2025

03/26/2025

02/27/2025

 Aviation • Approved • Senorans
Ramon • Completed : 02/27/2025

Police • In Review • Flanary Jack • [
: 03/26/2025

Planning/Zoning • In Review • Altize
Ryan • Due : 03/26/2025

Osceola County School District • In
Review • Smith Kayla • Due :
03/26/2025

Engineering • In Review • Kilman Ry
• Due : 03/26/2025

Building • In Review • Hernandez Ju
C • Due : 03/26/2025



jovweb.kissimmee.gov

Please let me know what else is needed.
I really appreciate your assistance.
Have a blessed day.

Lisandra Roman.

On Feb 19, 2025, at 4:07 PM, Lisandra Roman <lisandreroman0@gmail.com> wrote:

No problem, thank you so much for your assistance, i totally understand you are busy. I will start the process and ill call you or email if i get stuck.
Have a blessed day.

Lisandra Roman

Sent from my iPhone

On Feb 19, 2025, at 4:01 PM, Cristian Arias <Cristian.Arias@kissimmee.gov> wrote:

Good afternoon Ms. Roman,

Please accept my most sincere apology for the late response. Here is the information on how to create an account using our Energov System. Please note that all City applications are digitally done through Energov.
[CSS \(Citizen Self Service\) Portal - Creating an Account | Scribe](#)

The link below will show you how to apply for a permit:
[CSS \(Citizen Self Service\) Portal - How to Apply | Scribe](#)

Once you are logged in the Energov portal, you will apply under the Planning and Zoning applications
<image001.png>
Please apply for the Conditional Use application:
<image002.png>

Under this application you will describe the conditional use for a food truck special event. Here you will describe the time frame you would like to apply for. Also, here is where you will upload the site plan that we worked on.

Hope this information is helpful to get the process started.

Should you have any questions, please do not hesitate to contact me.

Cristian I. Arias
Senior Planner
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2373
Cristian.Arias@kissimmee.gov

<image009.png>
<image010.png>
<image011.png>
<image012.png>
<image013.png>
<image014.png>
<image015.png>

From: Lisandra Roman <lisandra.roman0@gmail.com>
Sent: Monday, February 17, 2025 4:34 PM
To: Cristian Arias <Cristian.Arias@kissimmee.gov>
Subject: Re: Food Truck Special Event Information

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe
Hello, I want to Start the application but how do i get to the page you showed conditiona use

On Feb 10, 2025, at 2:19 PM, Lisandra Roman <lisandra.roman0@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Cristian Arias <Cristian.Arias@kissimmee.gov>
Date: February 10, 2025 at 12:55:37 PM EST
To: Lisandra Roman <lisandra.roman0@gmail.com>, Craig Holland <CRAIG.HOLLAND@kissimmee.gov>, Brenda Ryan <BRENDA.RYAN@kissimmee.gov>
Subject: RE: Food Truck Special Event Information

Good morning,

The next step is to file a conditional use with site plan application to begin the process. Please note that the review for this application will be based on the special event criteria, which I will include as part of this email. Please ensure to include as much detailed information regarding the event while filling out the conditional use w/site plan application, following the special event criteria.

This is the application you are required to fill out to start the process:
<image008.png>

Here are the special event criteria per City of Kissimmee Land Development Code Section 14-6-28:

1. **14-6-28. - Special events.**

Special events, as defined in this Code, are allowed as a temporary use subject to the following conditions:

- A. Shall only be allowed in non-residential zoning districts, multiple family housing developments and in non-profit sites in residential districts.
- B. The temporary use of any one site for special events shall be limited to 30 days per calendar year for multi-tenant sites and 20 days per calendar year for single-tenant sites, unless specifically authorized through conditional use and site plan approval.
- C. No special event shall be permitted on a site unless adequate site improvements including paved vehicular access and parking are present. All special events and host sites shall comply with the minimum parking standards outlined in section 14-7-22.
- D. Setbacks from property lines shall be governed by the zoning district in which such event is taking place.
- E. The use of any public address or sound projection system shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., shall not project sound onto adjacent streets or residential areas, and shall comply with the noise control provisions of chapter 22, article II of the Code of Ordinances. The use of any public address system or sound projection system may be prohibited after due warning from the city. Based on the severity of the violation of the provisions of chapter 22, article II of the Code of Ordinances, the temporary sales event may be closed immediately by order of city staff.
- F. Signage for special events shall comply with the standards listed in chapter 14-11 and shall be limited to two of the following:
 1. One 21 square foot banner sign.
 2. One cold air balloon.
 3. One eight square foot temporary sign.
- H. A special event permit application shall be obtained from the development services - planning division in accordance with the DRC schedule and at least 30 days prior but no more than 180 days prior to the desired date of the event. All permit applications shall be submitted to the department in accordance with and accompanied by the following:
 1. An application fee in accordance with the applicable development review fee schedule; non-profit organizations or charitable institutions shall be exempt from payment of such fee, provided that documentation of tax-exempt status is provided.
 2. A completed special event application including a schedule of events, specific portions of requested right(s)-of-way to be closed, and all items associated with the requested event.
 3. A site sketch showing location of the proposed event, tents, temporary structures, location of barricades, life safety plan, emergency vehicle access, and signage proposed and the location of all existing site improvements, including parking lot striping, sidewalks, fire department connections, fire hydrants, and intersecting streets.
 4. Written authorization from the owner of the host site, allowing the special event and dates requested to occur and letters of authorization from all affected property owners adjacent to portions of streets to be closed.
 5. If street closures are proposed, proof of liability insurance in the amount of \$1,000,000.00 shall be provided to cover the event. This liability insurance shall cover the entire portion of the right-of-way, including sidewalks, to be used in conjunction with the event.
 6. A cash deposit or bond to cover any clean up or repairs to the right(s)-of-way caused by the event shall be provided. The amount of deposit or bond will be determined by the city after evaluating the application and determining the size [of] the event and the right(s)-of-way impacted and must be submitted prior to permit issuance. Should necessary repairs or cleaning costs exceed this amount, no further event permits will be issued until the balance has been paid to the city.
 7. Any other documentation necessary to determine the appropriateness of the application as requested by the department.
 8. Permit issuance shall constitute approval to conduct the event and covers any temporary signage, balloon or tents requested as part of the application, subject to the standards contained herein, the information provided on the application and site sketch, any conditions set by the DRC, as well as any applicable codes or ordinances. The DRC's decision may be appealed to the city commission following recommendation of the planning advisory board.
- I. No more than two permits for streets closures within a one-mile radius shall be granted at any given time. No street closures associated with a private special event shall occur on Broadway. The city reserves the right to deny street closure requests based on safety, welfare and other events.
- J. A copy of all applicable permits, the approval letter, and the approved site sketch shall be posted on site in a prominent location during the event and shall be made available for presentation upon request. Failure to obtain proper permits and failure to comply with all applicable code requirements of the Code of Ordinances and the conditions of the permit shall invalidate the approval and may result in a daily fine and the forfeiture of future event dates.
- K. The city reserves the right to limit, alter, or deny special events at any time. The city may deny a special event permit application if it is determined that the activity will adversely impact

neighboring businesses or residents, impose a safety hazard, create a noise disturbance that is not appropriate for the location, place the city in a position of liability, or overextends the city's ability to provide services. The city may limit the duration of the event, including the hours of the event and the number of days it may be conducted, to minimize adverse impact caused by the activity that the city cannot manage. If the city fails to notify the applicant of a decision within 25 days of filing an application it shall be deemed denied.
(Code 1995, § 14-2-67; Ord. No. 3034, § 1(14-6-28), 8-4-2020)

Please ensure to include as much information that applies to the requirements described above to your proposal.

Should you have any questions, please do not hesitate to contact me.

Cristian L. Arias
Senior Planner
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2373

Cristian.Arias@kissimmee.gov

<image009.png>

<image010.png>

<image011.png>

<image012.png>

<image013.png>

<image014.png>

<image015.png>

From: Lisandra Roman <lisandraroman0@gmail.com>

Sent: Monday, February 10, 2025 10:23 AM

To: Cristian Arias <Cristian.Arias@kissimmee.gov>; Craig Holland <Craig.holland@kissimmee.gov>; Janette Martinez <Janette.Martinez@kissimmee.gov>; Mike Steigerwald <mike.steigerwald@kissimmee.gov>; Brenda Ryan <BRENDA.RYAN@kissimmee.gov>

Subject: Fwd: Food Truck Special Event Information

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Sent from my iPhone

Begin forwarded message:

From: Lisandra Roman <lisandraroman0@gmail.com>

Date: February 5, 2025 at 9:18:37 AM EST

To: Christian City Of Kissimmee Bldg Dpt Arias <Cristian.Arias@kissimmee.gov>, Janette Martinez <Janette.Martinez@kissimmee.gov>, Mike Steigerwald Cell <mike.steigerwald@kissimmee.gov>, Craig Holland <CRAIG.HOLLAND@kissimmee.gov>

Subject: Re: Food Truck Special Event Information

Here is a revised version of our plan . Please let me know if this is ok to proceed with the application.

I really appreciate your assistance.

Thank you

Sent from my iPhone

On Jan 22, 2025, at 8:05 AM, Lisandra Roman <lisandraroman0@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Cristian Arias <Cristian.Arias@kissimmee.gov>

Date: January 16, 2025 at 9:59:25 AM EST

To: lisandraroman0@gmail.com

Cc: Brenda Ryan <BRENDA.RYAN@kissimmee.gov>

Subject: Food Truck Special Event Information

Good morning,

As discussed over the phone with you this week, I have checked with the building department and fire department as far as your proposal for the food truck special event. Please refer to fire and building department comments in attached emails. Also, we came up with a better solution as far as distribution, if feasible, for the food trucks, barricades and parking spaces, which are required as part of this special event, please refer to attached site plan.

Please take all of these requirements into consideration to come up with a site plan for your special event. I would strongly suggest to provide this information to your design professional to put together a good design with the suggested event and site distribution.

Should you have any questions, please do not hesitate to contact me.

Cristian I. Arias
Senior Planner
City of Kissimmee

101 Church Street, Suite 110
Kissimmee, FL 34741
407.518.2373
Cristian.Arias@kissimmee.gov

<image016.png>
<image017.png>
<image018.png>
<image019.png>
<image020.png>
<image021.png>
<image022.png>

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

<COK Special Events Pamphlet.pdf>

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.

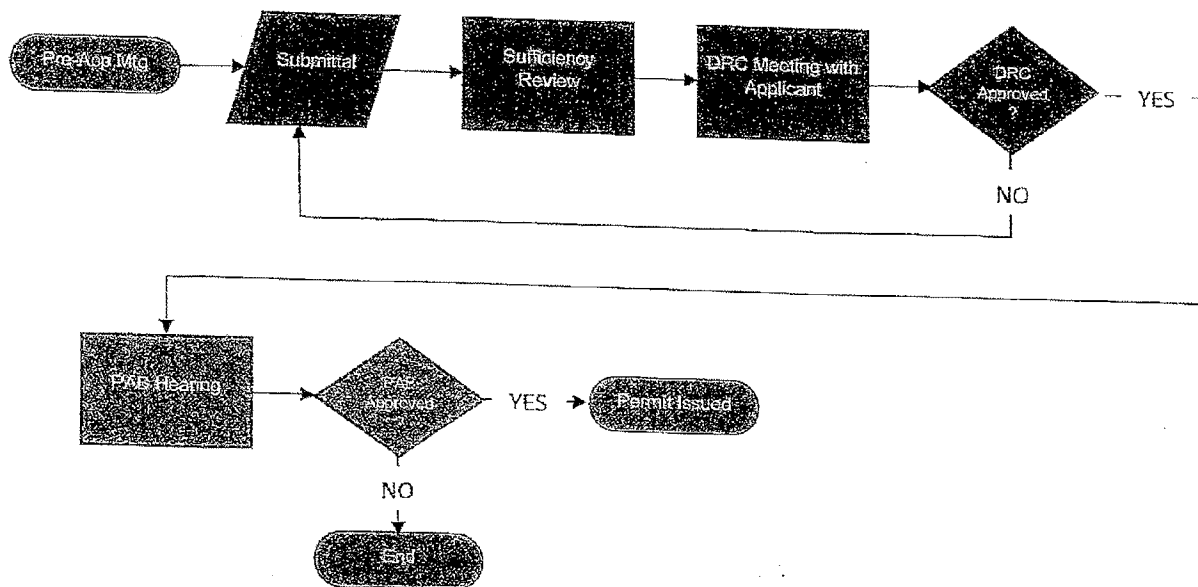
CITY OF KISSIMMEE 1883

Conditional Use

Submittal Requirements & Checklist

A use that because of special requirements or characteristics may be allowed in a particular zoning district only after review by the Planning Advisory Board (PAB) and granting approval imposing necessary conditions to make the use compatible with other uses permitted in the same zone or vicinity. It is a two-tiered process. General review of the application and then a Planning Advisory Board hearing.

Process and Estimated Timelines:



Activity	Details	Review Time
Pre-Application Meeting	Informal meeting requested by applicant to exchange ideas and standards in response to information provided by the applicant regarding a potential upcoming project.	
Submittal	Formal submittal of the request by the applicant.	<i>Applicant leisure</i>

Sufficiency Review	Staff review of the submitted application, fee and associated documents and plans is complete.	1 to 2 workdays
Development Review Committee meeting	DRC meeting with the applicant to discuss application and applicable comments and questions.	3 to 5 weeks
Advertisement	State required notification period for advertisement	4 to 6 weeks
Planning Advisory Board Hearing	Hearing where determination will be made	
Approximate Time of Review Total**		7 to 11 weeks

**Dates are contingent upon submittal month, holidays, completion of previous meeting dates, and any necessary revisions and resubmittals by the applicant. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements. Process does not include building construction permit plans.

Fees:

Fees typically associated with this type of request include:

- Conditional Use
- Resubmittal of a revised plan after the 3rd submittal

Fees are adjusted annually based on the Consumer Price Index. Fees do not include any other request type that may be necessary for the proposal. For exact fee structure, please refer to the Development Services Fee Schedule.

General Submittal Requirements:

- Plans and documents must be electronic. Hardcopy submittals cannot be accepted.
- Plans include all disciplines in a single PDF file (survey, general, utilities, landscaping, irrigation, building renderings, etc).
- Other documents are to be submitted each as a separate PDF file.
- No PDF portfolios or packages. PDF binders are the preferred method of combining sheets. Please do not use PDF Portfolios to combine sheets. PDF Portfolios are not compatible with our permitting software, cannot be processed and will require you to submit a new set of plans/documents. Also, please do not combine pdf files that have been separately digitally signed and sealed, as this invalidates the digital signatures and does not allow for us to process the document into review.
- PDF files are not password protected. Please do not add any additional/optional security from your pdf software or certification authority. "Locking" or "Restricting" the document before you submit the file can prevent us from opening and processing the document or stamping it for approval in our software. This results in lost time for us all and may require you to submit a new set of documents.
- PDF does not contain layers or comments.
- A comment response letter indicating how and where the plans were addressed is required for resubmittals.

- All resubmitted/revisions to plans and documents must include revision notes and clouded sections of any changes.

Submittal Notes:

- Upon submittal, a sufficiency review will be performed to ensure proper application fees and documentation is provided. Reviews will not start until fees are paid and the submittal meets the requirements of the project.
- Only 1 review/revision submittals can only occur one at a time (different submittals addressing different revisions cannot happen concurrently).
- Once a submittal/upload has occurred and the plans/documents distributed for review, further uploads cannot occur and will have to wait for the next revision cycle.
- Development Services Planning Division facilitates the process. To help reduce confusion and delays, please have one contact person. If you should have any questions related to a department comment or standard, please contact that department representative.

Checklist:

At a minimum the following information must be provided for review. The checklist is not an inclusive list but is intended to assist you in collecting all of the required materials and to assist the Review Coordinator in determining that all of the submittal requirements are met. For specifics or questions, please consult the City Land Development Code at Code of Ordinances | Kissimmee, FL | Municode Library or at 407-518-2146 or planning@kissimmee.gov

- ☐ *Location Map:* Map indicating a north arrow and the location of all buildings on the site depicting the location of the proposed conditional use and any existing use(s) to remain.
- ☐ *Traffic and Parking:* Location and dimensions of the internal traffic circulation system, ingress/egress, driveways, parking areas, number of existing parking spaces and the number and location of the parking spaces to be utilized by the use.
- ☐ *Landscaping:* Location and configuration of existing and proposed landscaping, dimensions of all buffer areas, including location and height of walls or fences.
- ☐ *Building Elevations:* Elevation drawings or photographs of the existing buildings and heights.
- ☐ *Description of Proposed Use:* A written description of the proposed conditional use to be located on site, including but not limited to activity details, scope and how it will be conducted.
- ☐ *Hours of Operation:* Proposed day(s) and hour(s) of operation of the conditional use.
- ☐ *Additional Items:* Any additional information necessary to demonstrate compliance with the condition use criteria in the Land Development Code.
- ☐ *Justification:* A set of findings or reasons why the conditional use should be granted.

Attachment 4 - Sunbiz Docs

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

REGISTRATION# G25000029341

Fictitious Name to be Registered: COQUI KITCHEN

Mailing Address of Business: 320 E DAKIN AVE
KISSIMMEE, FL 34741

Florida County of Principal Place of Business: MULTIPLE

FEI Number: 92-3677082

Owner(s) of Fictitious Name:

MARTINEZ, JANETTE
320 E DAKIN AVE
KISSIMMEE, FL 34741

FORTY MARTINEZ LLC
1398 E VINE ST LOT 6
KISSIMMEE, FL 34741
Florida Document Number: L23000202920
FEI Number: 92-3677082

FILED
Feb 26, 2025
Secretary of State

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

JANETTE MARTINEZ

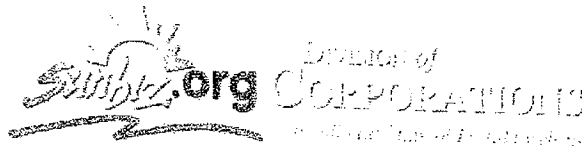
Electronic Signature(s)

02/26/2025

Date

Certificate of Status Requested ()

Certified Copy Requested ()



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FORTY MARTINEZ, LLC

Filing Information

Document Number	L23000202920
FEI/EIN Number	92-3677082
Date Filed	04/25/2023
Effective Date	04/20/2023
State	FL
Status	ACTIVE

Principal Address

1398 E Vine St
Lot 6
KISSIMMEE, FL 34744

Changed: 03/09/2025

Mailing Address

320 E DAKIN AVE
KISSIMMEE, FL 34741

Changed: 04/15/2024

Registered Agent Name & Address

MARTINEZ, JANETTE
320 E DAKIN AVE
KISSIMMEE, FL 34741

Address Changed: 04/15/2024

Authorized Person(s) Detail

Name & Address

Title President, Manager

MARTINEZ, JANETTE
320 E DAKIN AVE
KISSIMMEE, FL 34741

Annual Reports

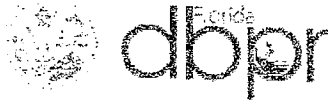
Report Year	Filed Date
2024	04/15/2024
2025	03/09/2025

Document Images

<u>03/09/2025 - ANNUAL REPORT</u>	View Image in PDF format
<u>04/15/2024 - ANNUAL REPORT</u>	View Image in PDF format
<u>04/25/2023 - Florida Limited Liability</u>	View Image in PDF format

Attachment 5

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS &
PROFESSIONAL REGULATION



Department of Business
& Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

1:01:54 PM 1/30/2026

Licensee Information

Name: FORTY MARTINEZ LLC (Primary Name)
COQUI KITCHEN (DBA Name)
Main Address: 1606 SUNNY ST
KISSIMMEE Florida 34741
County: OSCEOLA
License Mailing: 1606 SUNNY ST
KISSIMMEE FL 34741
County: OSCEOLA
License Location: 1985 S JOHN YOUNG PKWY
KISSIMMEE FL 34741
County: OSCEOLA

Address
of
ROMAN'S
BUSINESS

License Information

License Type: Mobile Food Dispensing Vehicle
Rank: Mobile MFDV
License Number: MFD5953052
Status: Current, Active
Licensure Date: 09/06/2024
Expires: 04/01/2026

Special Qualifications Qualification Effective

No Plan Review 06/25/2024
Osceola APR
Self Sufficient MFDV 06/25/2024
Risk Level 1 01/14/2026

Alternate Names

View Related License Information
View License Complaint

1/30/26, 1:03 PM

DBPR - FORTY MARTINEZ LLC; Doing Business As: COQUI KITCHEN, Mobile Food Dispensing Vehicle
View Recent Inspections

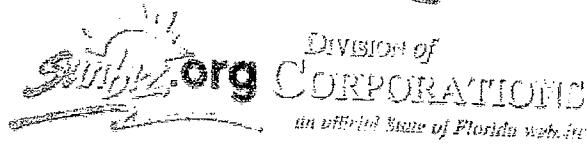
2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. Privacy Statement

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

Attachment 6

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation
BUILDING TINY HEARTS CORP

Filing Information

Document Number	N25000006944
FEI/EIN Number	NONE
Date Filed	05/30/2025
Effective Date	05/25/2025
State	FL
Status	ACTIVE

Principal Address

3207 PERSHING STREET
KISSIMMEE, FL 34741

Mailing Address

3207 PERSHING STREET
KISSIMMEE, FL 34741

Registered Agent Name & Address

FORTY MARTINEZ, JANIRIS M
3207 PERSHING STREET
KISSIMMEE, FL 34741

Officer/Director Detail

Name & Address

Title P

FORTY MARTINEZ, JANIRIS M
3207 PERSHING STREET
KISSIMMEE, FL 34741

Title VP

MARTINEZ, JANETTE
1606 SUNNY STREET
KISSIMMEE, FL 34741

Title TREA

FORTY, JOSE M
1606 SUNNY STREET
KISSIMMEE, FL 34741

Title SEC

ISAACS, JAHARIE E
3207 PERSHING STREET
KISSIMMEE, FL 34741

Title VSEC

ROMAN, LISANDRA
711 S EMORY AVE
KISSIMMEE, FL 34741

Annual Reports

No Annual Reports Filed

Document Images

05/30/2025 -- Domestic Non-Profit

[View image in PDF format](#)

Attachment 7



Jini Martinez

Admin · Sep 27 · 🌐

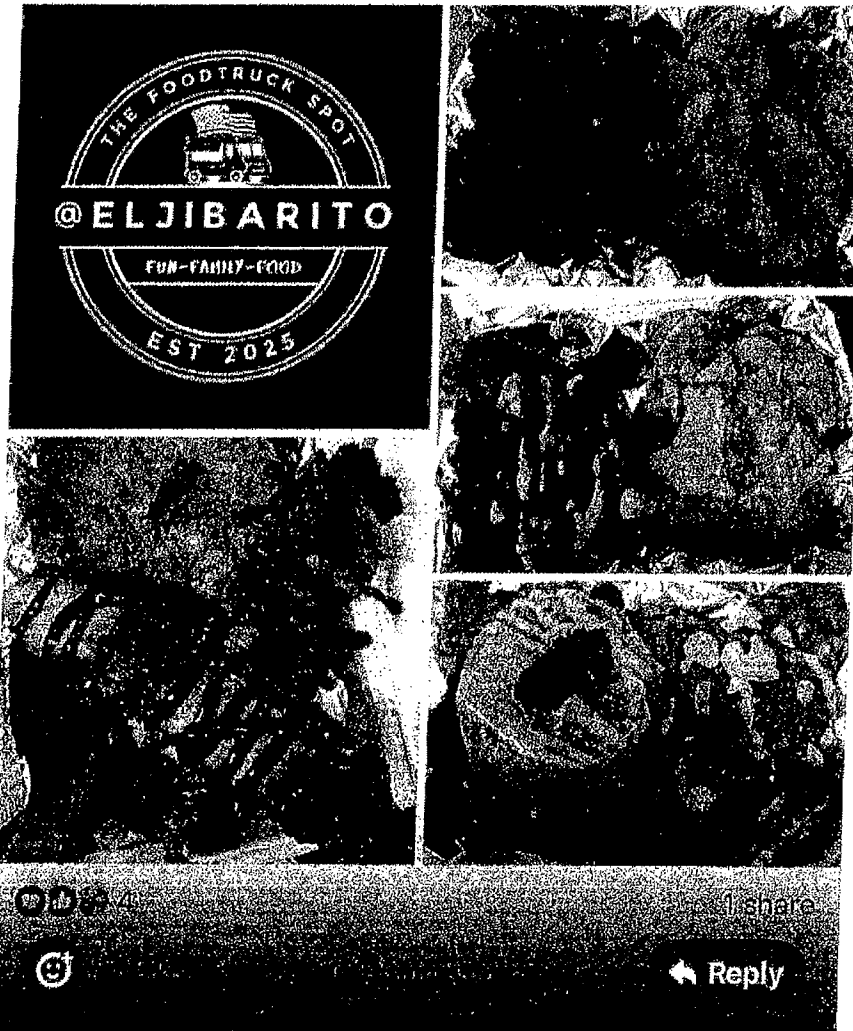


Lechonera El Jibarito 🌐

Sep 27 · 🌐

📍 NOW ARRIVING AT THE FOOD TRUCK SPOT @EL JIBARITO, COQUI KITCHEN. Come in the evenings to enjoy these delicacies. OPEN TILL 12AM 🌐... See more

🌐 Rate this translation





You

1/16/26, 10:29 AM



COQUI KITCHEN



FOOD TRUCK SPOT @ EL JIBARITO



1



lechoncera_el_jibarito

Follow

Reply

Exh D



+1 (407) 457-7633

iMessage

Wed, Feb 25 at 4:32 PM

Hola it's Linda from the pension I received a message because I am a voter of Kissimmee I thought I would share in a separate message

Good by state officials. Remember, your vote matters and we encourage everyone to vote against public corruption. Political advertising may pay for an approved by Latinas against domestic violence. Send me voter alert. Our city deserves

transp



iMessage





alert.

+1 (407) 457-7633

transparency,

accountability, and
ethical leadership.

Recent allegations raise
concerns about

Commissioner Jeanette
Martinez, threatening
staff and their jobs over
a special permit for the
commissioner's best
friend. Allegations of
public corruption
against commissioner
Jeanette Martinez are
being investigated by
state officials.

Remember, your vote
matters and we
encourage everyone to
vote against public
corruption. Political
advertising had paid for
and approved by Latinas
against domestic
violence. This call was
delivered by



iMessage





friend
public **+1 (407) 457-7633**

against commissioner
Jeanette Martinez are
being investigated by
state officials.

Remember, your vote
matters and we
encourage everyone to
vote against public
corruption. Political
advertising had paid for
and approved by Latinas
against domestic
violence. This call was
delivered by

callmultiplier.com. To
repeat your message,
please press one. To
remove your number,
please press 2 for
additional information or
to respond to this
message later. Please
call 877-333-9336.
Goodbye.

Exhibit E – Robocall recording (May 1, 2026)

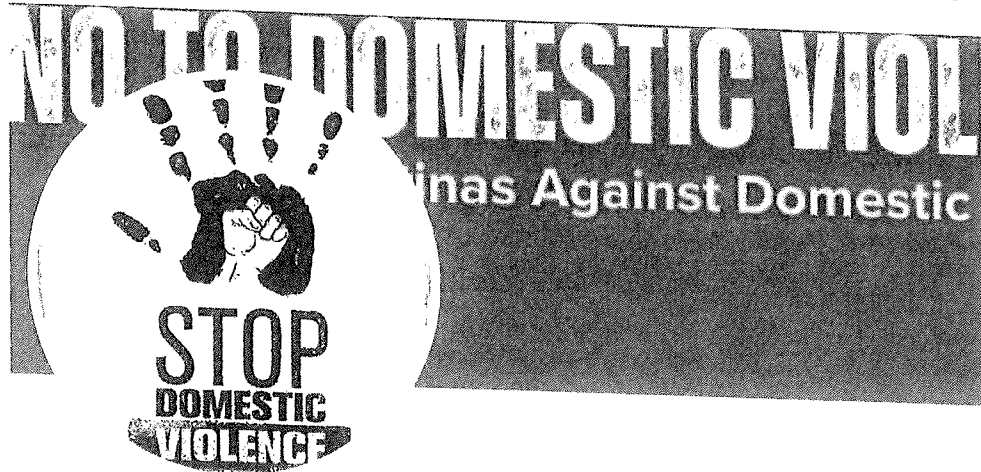
https://drive.google.com/file/d/1pp5i-y_ms0av_7TjUN51wKgOZk2W0hIw/view?usp=sharing

Exh F

12:48



< **Latinas Against Domestic Violence** 🔍



Latinas Against Domestic Violence

5 followers • 0 following

Paid for & Approved by Latinas Against Domestic Violence

PO Box 700312 St. Cloud, 34772

 **Follow**



Posts **About** **Photos** **More** ▾

Details

 **Page** · Community Organization
JEREMY LEE FETZER is responsible for this Page.

 latinasagainstdv.com

★ Not yet rated (0 Reviews)

... See Latinas Against Domestic



HOLAKISSIMMEE

Posts

Follow



♡ 13 💬 ▼ 7



holakissimmee Talk about a community leader! Madelin Casiano Gomes working hard to ensure the best candidate wins for Kissimmee City Commission Seat 1, Noel Ortiz!

Thank you Madelin for your hard work and commitment to our beautiful city of Kissimmee!

< osceola action committee



All Posts People Reels Groups Pages Videos



Osceola Action Committee

Nel Ly · 12h · 🌐

OAC officially endorses Jackie Espinosa for Kissimmee Mayor

OAC stands integrity and with that, we endorse Jackie Espinosa.



Video



Friends



Marketplace



Notifications



Menu



Osceola Action Committee

14h · 🌐

🇺🇸 OSCEOLA ACTION COMMITTEE IS PROUD TO ENDORSE MARIA VIRGINIA GARCIA 🇺🇸

Leadership matters and Maria Garcia has the experience, vision, and commitment to deliver real results for the residents of Kissimmee.

From strengthening public safety to supporting a stronger, more connected community and promoting smart, responsible growth, Maria is focused on solutions that move our city forward.

Osceola Action Committee is proud to stand behind a leader who puts our families, neighborhoods, and small businesses first.

🗳️ VOTE Maria Virginia Garcia for Kissimmee City Commissioner – Seat 4 on Tuesday, August 18, 2026.

#OsceolaActionCommittee #VoteGarcia #Kissimmee #LeadershipYouCanTrust #PublicSafety #SmartGrowth #StrongerCommunity See less



1



1



18



All Photos Reels Events Mentions

If confirmed, this would mark the third investigation involving Commissioner Martinez.

The first and most significant investigation, which is still ongoing, centers on allegations surrounding a one-of-a-kind conditional use permit issued outside the city's normal review process for a food truck park connected to one of Martinez's close associates. Reports have also alleged that city staff were threatened during that process. At one point, the commissioner's own food truck was reportedly operating at that same location.

These allegations raise serious questions about ethics, transparency, and the use of public office for personal benefit.

As always, allegations must ultimately be reviewed and determined by the appropriate authorities, but Kissimmee residents deserve answers and accountability from those elected to serve the public.

Stay tuned. More information will be coming soon.

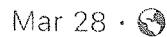
#janettemartinez #kissimmee #corruption



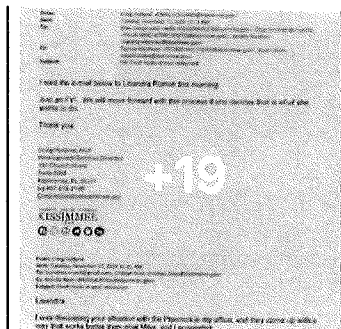
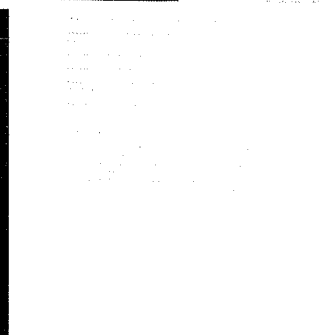
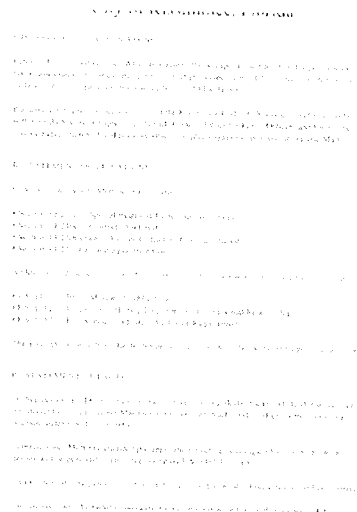
...



Someone called her out for her shady deals ! Of course she hates the mayor, she keeps getting caught and called out.



Would you support a city commissioner who... [See more](#)





Positive Osceola County

23h · 🌐



Positive Osceola County · Follow

23h · 🌐



Kissimmee News Alert 📺

Kissimmee City Commissioner Janette Martinez is now facing growing calls for censure and impeachment following serious allegations of misconduct tied to a one-of-a-kind conditional use permit.

Reports indicate the Commissioner allegedly pressured city staff to approve a permit for a food truck park connected to her best friend, landlord, and business partner. At the time of approval, Commissioner Martinez's own food truck was reportedly operating at that location—raising significant concerns about personal financial benefit and conflict of interest.

A second ethics investigation centers on allegations that Commissioner Martinez failed to properly recuse herself in accordance with Florida law during a January 20th rehearing of the same permit.

During this week's City Commission meeting, formal calls for censure and impeachment were publicly raised and are now pending further review.

In addition, Commissioner Martinez is reportedly under investigation by the Florida Department of Elections for potential violations of state election laws.

There are also emerging reports regarding possible prior interactions with law enforcement, which Positive Osceola County is currently reviewing.

More information will be shared as this situation

Join group

Exh G

Committee Tracking System

Latinas Against Domestic Violence

Type: Political Committee

Status: Active

Address: Post Office Box 700312
St. Cloud, FL 34770

Phone: (407)624-7811

Chairperson: Madelin Casiano-Gomes

Treasurer: Madelin Casiano-Gomes

Registered Agent: Madelin Casiano-Gomes
4030 Tucker Avenue
St. Cloud, FL 34772

Purpose:

Affiliates:

Campaign Finance Activity

Campaign Documents

Committee Tracking System

Osceola Action Committee

Type: Political Committee

Status: Active

Address: Post office Box 700012
St. Cloud, FL 34770

Phone: (407)508-8500

Chairperson: Nelly Hernandez

Treasurer: Jeremy Fetzer
3532 Bay Court
St. Cloud, FL 34769

Registered Agent: Jermy Fetzer
3532 Bay Court
St. Cloud, FL 34769

Purpose:

Affiliates:

Campaign Finance Activity

Campaign Documents

Last Name: Fetzer		Officer: Registered ,	
☐ Containing ☒ Starting With ☐ Sounding Like		RUN QUERY	
Registered Agent	Officer City Committee City	Committee	Type Status
Fetzer , Jeremy	Orlando St. Cloud	<u>CFL Green Initiative Coalition</u>	PAC Active
Fetzer , Jeremy	Orlando Orlando	<u>Disabled Veterans of Florida</u>	PAC Active
Fetzer , Jeremy	Orlando St. Cloud	<u>Florida Back The Blue</u>	PAC Active
Fetzer , Jeremy	Saint Cloud Saint Cloud	<u>Osceola Safe Community</u>	PAC Active
Fetzer , Jeremy	Kissimmee Orlando	<u>People Over Politics - Florida</u>	PAC Active
Fetzer , Jermy	St. Cloud St. Cloud	<u>Osceola Action Committee</u>	PAC Active

Jeremy Fetzer controls six different Political Committees. He uses them for dirty tricks, deception and political propaganda.

CFL Green Initiative Coalition is run by Fetzer alone and there is no Coalition. Fetzer uses the Committee as a ruse to make Republicans he opposes look liberal. Article attached explains the dirty trick.

Disabled Veterans of Florida is another deception. Fetzer alone controls the committee there are not multiple disabled veterans involved. Visit the Disabled Veterans of Florida Facebook page and it is simply posts endorsing Fetzer's clients and friends.

Florida Back The Blue has no connection with law enforcement. It is an attempt at "Stolen Valor" from police officers. Visit the Florida Back The Blue Facebook page and it is mostly political propaganda attacking Fetzer's enemies and touting his clients.

People Over Politics is funded primarily by real estate interests from Orange County. Visit the People Over Politics Facebook page and it is mostly political propaganda attacking Fetzer's enemies and touting his clients.

Exh H

Select Language ▼

Powered by Google Translate

Candidate: Maria Virginia Garcia

Office: Kissimmee City Commission Seat 4

Report Date: Q1 (1/1/2025 - 3/31/2025)

Campaign Treasurer's Report – Itemized Contributions

Seq# Date	Contributor	Entity	Occupation Amend	Cont. Type	Amount
#1 1/21/2025	Maria Virginia Garcia 1520 Neo Landings Loop Apt 401 Kissimmee, FL 34744	Candidate to Themselves	PhysicalTherapist	Loan	\$10,000.00
Total Contributions					\$10,000.00

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# Date	Vendor	Purpose	Exp. Type Amend	Amount
#1 1/21/2025	Priority Strategies 14051 Islamorada Drive Orlando, FL 32837	Campaign Marketing	Monetary	\$3,669.00
Total Expenditures				\$3,669.00

Campaign Treasurer's Report – Fund Transfers

Seq#	Institution	Transfer Type	Nature of Account	Amount
Date			Amend	

Campaign Treasurer's Report - Distributions				
Seq#	Vendor	Purpose	Expenditure Related Exp.	Amount
Date			Amend	

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

;

J-L
20

2:21



Email.pdf



From: Jeremy Fetzer <jeremy.fetzer81@gmail.com>
Subject: Meeting Item - Food Trucks
To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>; Jackie Espinosa <jackie.espinosa@kissimmee.gov>; Olga Sanchez de Fuentes <olga.sanchezdefuentes@kissimmee.gov>
Cc: Jeremy Fetzer <prioritystrategies@gmail.com>
Sent: September 4, 2025 1:19 AM (UTC+00:00)

CONFIDENTIAL EMAIL This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Good Evening,

I am reaching out to request clarification regarding tonight's vote related to the motion concerning the food truck, special events permit, and conditional use permit issue.

This matter stems from the Planning Advisory Board's recent approval of Ms. Roman's project, which, as presented, allegedly involves Commissioner Janette Martinez's food truck operating at the proposed location.

Given the circumstances, I am concerned there may be a potential conflict of interest pursuant to Florida Statutes § 112.3143, which prohibits public officials from voting on matters that would result in a special private gain or loss to themselves, their business associates, or related entities.

Additionally, it has been brought to my attention that members of the Planning Advisory Board were allegedly contacted by Commissioner Martinez in support of this project. I am also troubled by statements made by staff this evening indicating that undue influence may have occurred during the application process and that some staff members reportedly felt intimidated.

Further, questions remain as to why this project appears to have received special guidance and support while other applicants, such as the Kapp family and others, were not afforded the same level of assistance.

At this point, there seem to be more questions than answers, and I respectfully request clarification on how this potential conflict and the related circumstances are being addressed to ensure compliance with Florida's ethics laws and the City's code.

Thank you for your time, your service, and your continued dedication to the City of Kissimmee.

Respectfully,

Jeremy Fetzer

(407) 361-5030

- Prohibits elected officials from voting on any measure that would result in special private gain or loss to themselves, their business associates, or other entities closely tied to them.
- Requires disclosure of the conflict prior to the vote and abstention from participation in the decision-making process.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

PRIORITY STRATEGIES CONSULTING GROUP LLC

Filing Information

Document Number	L25000468178
FEI/EIN Number	42-2007680
Date Filed	10/13/2025
Effective Date	10/08/2025
State	FL
Status	ACTIVE

Principal Address

14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Changed: 04/19/2026

Mailing Address

14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Registered Agent Name & Address

FETZER, JEREMY L
14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Authorized Person(s) Detail

Name & Address

Title MGR

FETZER, JEREMY L
14051 ISLAMORADA DRIVE
ORLANDO, FL 32837

Annual Reports

Report Year	Filed Date
2026	04/19/2026

Document Images

04/19/2026 -- ANNUAL REPORT

[View image in PDF format](#)

10/13/2025 -- Florida Limited Liability

[View image in PDF format](#)

Fwd: Follow-Up Regarding Discussion on Mr. Craig Holland's Comments

From: Janette Martinez (janette.martinez@kissimmee.gov)

To: jose_forty@yahoo.com

Date: Wednesday, April 29, 2026 at 03:20 PM EDT

Sent from my iPhone

Begin forwarded message:

From: Janette Martinez <janette.martinez@kissimmee.gov>

Date: April 24, 2026 at 3:45:44 PM EDT

To: Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>

Cc: Kalanit Oded <KALANIT.ODED@kissimmee.gov>

Subject: Re: Follow-Up Regarding Discussion on Mr. Craig Holland's Comments

Thank you for your response and the clarification.

Sent from my iPhone

On Apr 24, 2026, at 3:28 PM, Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov> wrote:

Commissioner Martinez,

Yes, I spoke with Craig Holland today at approximately 11:52 a.m. He indicated that he did not make comments to the complainant alleging that you were intimidating staff. Based on the information currently available, there have been no official staff complaints or workplace investigations, and there are no findings or evidence supporting such an allegation.

Please let me know if you need any additional information.

Sincerely,

Desiree Matthews

Deputy City Manager

Sincerely,
Desiree Matthews
Deputy City Manager

From: Janette Martinez <Janette.Martinez@kissimmee.gov>
Sent: Friday, April 24, 2026 3:10 PM
To: Janette Martinez <Janette.Martinez@kissimmee.gov>
Cc: Desiree Matthews <DESIREE.MATTHEWS@kissimmee.gov>; Kalanit Oded <KALANIT.ODED@kissimmee.gov>
Subject: Re: Follow-Up Regarding Discussion on Mr. Craig Holland's Comments

Hello Desiree,

I'd like some clarification on the response. Were you able to speak with Craig Holland and get an actual response from him?

Commissioner, Janette Martinez

Sent from my iPhone

On Apr 24, 2026, at 1:59 PM, Janette Martinez
<janette.martinez@kissimmee.gov> wrote:

Thai you for your print response on this matter.

Commissioner Janette Martinez
Sent from my iPhone

On Apr 24, 2026, at 1:57 PM, Desiree Matthews
<DESIREE.MATTHEWS@kissimmee.gov> wrote:

Dear Commissioner Martinez,

Thank you for meeting earlier today and for your follow-up regarding this matter.

As of the date of this response, there are no official staff complaints or workplace investigations identifying you, Commissioner Janette Martinez. Accordingly, there are no findings, complaint outcomes, or evidence supporting the allegation that a specific Commissioner engaged in intimidation of staff or acted in a threatening manner toward staff.

Sincerely,
Desiree Matthews
Deputy City Manager

From: Janette Martinez
<Janette.Martinez@kissimmee.gov>
Sent: Friday, April 24, 2026 1:04 PM
To: Desiree Matthews
<DESIREE.MATTHEWS@kissimmee.gov>
Subject: Follow-Up Regarding Discussion on Mr. Craig Holland's Comments

Dear Deputy City Manager,

Thank you for meeting with me this morning regarding comments made by Mr. Craig Holland alleging that I, Commissioner Janette Martinez, was intimidating staff.

As a recap, those present at the meeting were City Attorney, Deputy City Manager, and myself, Commissioner Janette Martinez. During our discussion, I raised concerns regarding the accuracy and basis of this statement, as it is a serious allegation that speaks to my conduct as an elected official.

I am requesting a response as to whether this statement is supported by any factual basis and whether it is considered an accurate representation of events. Specifically, I would appreciate clarification as to whether there has been any finding, complaint, or evidence supporting the allegation that I intimidated staff.

Given the seriousness of such a claim, I would appreciate a written response addressing this matter.

Thank you for your attention, and I look forward to your response.

Sincerely,
Commissioner Janette Martinez

Sent from my iPhone

PUBLIC RECORDS NOTICE: All e-mail sent to and received from the City of Kissimmee, Florida, including e-mail addresses and content, are subject to the provisions of the Florida Public Records Law, Florida Statute Chapter 119, and may be subject to disclosure.