

Kaitlyn Griffin

Subject: FW: Requested Information
Attachments: 3418 Escobar_Acella Permit Record.pdf; 1476 Wendover_Acella Permit Record.pdf; 3418 Escobar_Property Owner Record.pdf; 1476 Wendover_Property Owner Record.pdf; 3418 Escobar_Warranty Deed Purchase.pdf; 1476 Wendover_Warranty Deed Purchase.pdf; 3418 Escobar_Quit Claim Deed.pdf; 1476 Wendover_Quit Claim Deed.pdf; Sunbiz_North Port Stars Hockey Club.pdf; Sunbiz_North Port Ice Palace.pdf

From: Demetrius Petrow <dpetrow@northportfl.gov>
Sent: Saturday, January 31, 2026 7:00 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Michael Fuino <mfuino@northportfl.gov>; Heather Faust <hfaust@northportfl.gov>; Jason Yarborough <jyarborough@northportfl.gov>; Julie Bellia <jbellia@northportfl.gov>; Alaina Ray <aray@northportfl.gov>; Lori Hollingshead <lhollingshead@northportfl.gov>; Christine McDade <cmcdade@northportfl.gov>
Subject: Re: Requested Information

Dear All,

I am writing in direct response to the email circulated on Tuesday, January 27, 2026, which contained **several false** and **defamatory statements** about me.

For the record:

1. During the meeting on Friday, January 23, 2026, the entire exchange between property owner, Daniel Petrow, Building Official David Greenbaum, and engineer Tim Drumm took place at the public counter of the City of North Port Building Department, in the presence of multiple city staff members and other witnesses.

Neither Daniel Petrow nor Tim Drumm invoked my name as Commissioner, or my name, Demetrius Petrow, and any point during the conversation.
My name was not mentioned or invoked a single time.

When Mr. Greenbaum specifically asked who would be providing the General Contractor services, Daniel Petrow replied, "My brother has a GC license. His company will be General Contractor for these projects".

Even in that direct response to Mr. Greenbaum's question, neither the words "Commissioner Petrow" nor even "Demetrius" or "Demetrius Petrow" were used or referenced in any way.

2. I, Demetrius Petrow, Commissioner for the City of North Port, Florida, have never instructed, asked, or directed Mr. Drumm or anyone else to advocate on my behalf, on behalf of my interests, or on behalf of the Daniel Petrow, the property owner, in any matter.

3. I have **no ownership interest or equity stake of any kind** in the properties owned by Daniel Petrow or his company, including those referenced in the email (3418 Escobar and 1476 Wendover).

4. Mr. Drumm performed engineering design services on behalf of the property owner, Daniel Petrow. The agreement for services by Mr. Drumm is between Mr. Drumm as engineer and Daniel Petrow as property owner.

5. Specifically, **neither the owner**, Daniel Petrow, nor Mr. Drumm **made any reference** to me or suggested **“overtures of negative consequences for staff”** during the discussion with Building Official David Greenbaum.

- Written Statements from both Mr. Drumm and Daniel Petrow confirm this fact.

- If requested or necessary, sworn affidavits to the same effect can and will be provided.

6. I have never met with the City, nor participated in any discussion or negotiation, regarding the proposed development referenced in the “Non-Disclosure Agreement” paragraph of the email. That assertion is also factually incorrect. **A correction has already been made regarding this matter by the City Manager.**

7. It is worth noting that the January 23, 2026, meeting at the counter was initiated by the homeowner, Daniel Petrow with David Greenbaum, Building Official. As the property owner, Daniel Petrow had reached an impasse regarding the two expired permits for the addresses 3418 Escobar and 1476 Wendover. At his own initiative, he requested the assistance of his engineer, Tim Drumm, in an advisory capacity only. Mr. Drumm’s input was helpful in guiding the owner on the technical aspects of the projects.

The discussion concluded with a mutually agreeable path forward between Mr. Greenbaum and Daniel Petrow. The meeting ended amicably, with a handshake and clear agreement on next steps- all in the presence of witnesses in the public counter area of the Building Department.

Many of the statements in the original email are **demonstrably untrue**. I take such misrepresentations seriously, particularly when they involve my official role and reputation as an elected City Commissioner.

Please let me know if you require any additional documentation, including the referenced written statements or affidavits.

Thank you for your attention to this matter.

Sincerely,

Demetrius Petrow
Commissioner, City of North Port

Sent from my iPad

On Jan 27, 2026, at 8:53 PM, Jerome Fletcher <jfletcher@northportfl.gov> wrote:

PLEASE DO NOT REPLY TO ALL

Good Evening Commissioners, below is a recap from Director Ray and her staff's interactions with Commissioner Petrow's brother and Tim Drumm. There was an unpleasant exchange between Drumm and staff that is concerning due to his behavior and using Commissioner's name for political pressure, as he represented himself to staff as the commissioner's representative. Tim Drumm is also an advisory board member as voted on by the commission a few weeks ago.

There is also a legal question below regarding an NDA involving the commissioner's involvement that our staff would like Legal guidance on how to move forward.

I am raising these issues to the board because there are some concerning actions below, that if are true, could potentially be ethical concerns.

Thank you.



Jerome Fletcher, MPA, ICMA-CM

**City Manager
City Manager's Office**

4970 City Hall Blvd, North Port, FL 34286

O: 941.429.7076

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From: Alaina Ray <aray@northportfl.gov>
Sent: Tuesday, January 27, 2026 12:42 PM
To: Jerome Fletcher <jfletcher@northportfl.gov>
Cc: Jason Yarborough <jyarborough@northportfl.gov>
Subject: Requested Information

Good afternoon,

As directed per our discussion yesterday, please find below the information requested regarding the recent Building Permit issue. There is a separate issue described following the Building Permit issue that we also need guidance for. Documents are also attached as listed below.

Building Permits

1. Development Services has received two building permit applications for single-family homes, with Commissioner Petrow listed as the Applicant / Qualifying Contractor. (See attached Acella Permit Records)
2. Both homes are owned by Hearth and Heritage Homes LLC (See attached Property Owner Records)
 1. Commissioner Petrow's brother Daniel Petrow is the owner of this LLC. (See attached Sunbiz Record)

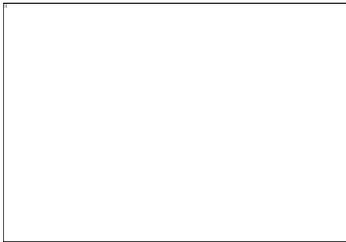
2. The LLC is registered through Sunbiz at Commissioner Petrow's home address.
3. The homes are partially built (not substantially complete) and the previous permits expired prior to purchase by Daniel Petrow.
 1. The previous permit was issued under a prior version of the Florida Building Code.
4. The Applicant was informed that the existing construction would need to be inspected by an engineer and certified that it was compliant with the prior Florida Building Code, and that work that still needed to be performed (finish-out, plumbing, mechanical, electrical, etc.) would need to have new plans submitted and comply with the current Florida Building Code.
5. On Friday, January 23, Mr. Timothy Drumm - Engineer, visited the Building Division and represented himself on behalf of the Applicant (Commissioner Petrow).
 1. Mr. Drumm forcefully and publicly insisted that the Chief Building Official and Building Division Staff were "liars" and that the Chief Building Official was wrong - that new plans meeting current FBC should not be required.
 1. This is a requirement that would be enforced for any property meeting the same conditions.
 2. Mr. Drumm repeatedly invoked Commissioner Petrow's name with overtures of negative consequences for staff for not approving the Commissioner's permits as-is.
6. Additional Information
 1. Commissioner Petrow purchased both homes in April and May 2025, for \$160,000 each. (See attached Warranty Deed Purchase documents)
 2. In August 2025, Commissioner Petrow transferred both homes to his brother's company through Quit Claim Deed for \$100 each. (See attached Quit Claim Deed documents)
 3. Hearth and Heritage Homes LLC currently owns 6 properties in North Port. All were purchased by Commissioner Petrow in early 2025 and transferred through Quit Claim Deed to Hearth and Heritage Homes LLC in August 2025.

Non-Disclosure Agreement

1. Commissioner Petrow and his brother Daniel Petrow have met with the City regarding a proposed development.
2. Daniel Petrow requested the City sign a Non-Disclosure Agreement (this has not been signed by the City - pending CAO review).
 1. The requested NDA is under the name of North Port Stars Hockey Club LLC.
 2. The North Port Stars Hockey Club LLC was registered with Sunbiz on August 27, 2025. (See attached Sunbiz Record)
 3. Neither Commissioner Petrow nor Daniel Petrow are listed as Registered Agents or Authorized Persons for this LLC, though they are the people who have most frequently communicated with the City regarding this project.
 1. Registered Agent is listed as James Beagle (an attorney in Fort Lauderdale).
 2. Authorized Person is Igor Gratchev.
3. On November 7, 2025, a new entity was registered with Sunbiz for North Port Ice Palace LLC. (See attached Sunbiz Record)
 1. Daniel Petrow is listed as the Registered Agent.
 2. Commissioner Petrow is listed as an Authorized Person.
 3. Igor Gratchev is listed as an Authorized Person.
4. Questions:
 1. Does the City have an NDA request from the appropriate party (North Port Stars Hockey Club vs. North Port Ice Palace)?

2. If the appropriate party is North Port Ice Palace LLC, does the City have the ability to enter into an NDA with an entity that lists a sitting Commissioner as an Authorized Agent without violating the Sunshine Laws or raising other potential difficulties?

Best regards,



Alaina Ray, AICP
Development Services Director

4970 City Hall Blvd., North Port, FL 34286

Office: [941-429-7098](tel:941-429-7098)

