

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared TIMOTHY DRUMM, who, being duly sworn (or affirmed), deposes and says:

1. I am Timothy Drumm, P.E., a licensed professional engineer in the State of Florida, operating through Drumm Engineering Corp. I provide structural and civil engineering services, including for projects in the City of North Port, FL.
2. On January 23, 2026, I participated in a meeting/discussion at the public counter of the City of North Port Building Department. This discussion involved me, Building Official David Greenbaum, property Owner Daniel Petrow, and was in the presence of multiple city staff members and other witnesses, including Kyle Hoffman the Zoning Coordinator for the City of North Port.
3. At no time during the discussion did I represent myself as acting on behalf of Commissioner Demetrius Petrow, nor did I represent that I was there on behalf of Commissioner Petrow in any capacity. My services were provided solely on behalf of the property owner, Daniel Petrow, pursuant to an agreement for engineering design services between myself (as engineer) and Daniel Petrow (as property owner). I did not act as an agent, representative, or advocate for Commissioner Demetrius Petrow.
4. During the discussion, I pointed out 2025 Florida Statutes Section 533.79 regarding permitting application and inspection. The Florida Statute is using wording taken from the Florida Building Code Section 105.5 for how to address expired permits and how the Statutes/Code allow for it to be done under the old permit.
 - o David Greenbaum got a bit aggressive and condescending towards me when I pointed out what the rules state.
 - o I also pointed out that I believed David Greenbaum was wrong in his interpretation of this Statutes/Code, like he has been in the past. But I did not call David Greenbaum or any the City Staff's "liar" at this public meeting/discussion.
5. I did not invoke, mention, or reference the name of Commissioner Demetrius Petrow (whether as "Commissioner Petrow," by his full name, or otherwise) at any point during the discussion. Commissioner Petrow's name was not brought up, referenced, or used in any manner.
6. I made no statements, suggestions, or overtures regarding "negative consequences for staff" or any similar implication (overt or implied) if the permits were not approved "as-is" or in any particular way. No threats, warnings, or references to consequences were made by me at any time.
7. The statements made in this affidavit are true and correct based on my own personal knowledge and recollection of the events. I make this affidavit freely and voluntarily, without any duress or coercion, for the purpose of refuting certain false and defamatory allegations regarding my conduct and statements during the January 23, 2026 discussion.

FURTHER AFFIANT SAYETH NAUGHT.

Timothy Drumm

Timothy Drumm, Affiant

Date: Feb. 23, 2026

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 23rd day of February, 2026, by Timothy Drumm, who is personally known to me or produced _____ (type of identification) as identification.

Notary Public, State of Florida

Printed Name: Lisa Szatmary

Commission Number: HH477832

My Commission Expires: 2/12/2028

(NOTARY SEAL)



AFFIDAVIT OF DANIEL PETROW

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared DANIEL PETROW, who, being duly sworn (or affirmed), deposes and says:

1. I am Daniel Petrow, the property owner of the parcels located at 3418 Escobar and 1476 Wendover in the City of North Port, Florida.
2. On January 23, 2026, I participated in a meeting/discussion at the public counter of the City of North Port Building Department. This discussion involved myself, Building Official David Greenbaum, engineer Timothy Drumm, and was in the presence of multiple city staff members and other witnesses.
3. During the entire exchange, neither I nor Timothy Drumm mentioned, referenced, or invoked the name of Demetrius Petrow, whether as "Commissioner Petrow," by his full name, or in any other manner. The name Demetrius Petrow was not brought up or referenced at any point.
4. When Building Official David Greenbaum specifically asked who would be providing the general contractor services for the projects, I replied only that my brother has a licensed company and that this company will serve as the General Contractor for the two projects in question (3418 Escobar and 1476 Wendover). In that response, I did not use or reference the words "Commissioner Petrow" or "Demetrius Petrow" in any way.
5. No reference was made by myself or by Timothy Drumm to Demetrius Petrow, nor was there any suggestion or statement regarding "overtures of negative consequences for staff" or any similar implication during the discussion with Building Official David Greenbaum.
6. The statements made in this affidavit are true and correct to the best of my personal knowledge. I make this affidavit freely and voluntarily, without duress, and for the purpose of confirming the facts as set forth in response to certain allegations regarding the January 23, 2026 discussion.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]

Daniel Petrow, Affiant

Date: 02/23/2026

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 23rd day of February, 2026, by Daniel Petrow, who is personally known to me or produced DRIVERS LICENSE (type of identification) as identification.

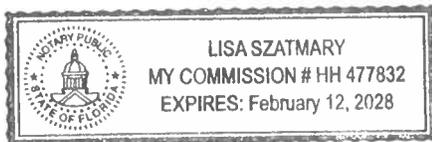
Notary Public, State of Florida

Printed Name: Lisa Szatmary

Commission Number: HH 477832

My Commission Expires: 2/12/2028

(NOTARY SEAL)



Subject: RE: Interaction at front counter



Kyle Hoffman <khoffman@northportfl.gov>

Jan 30, 2026,
10:24 AM

to Alaina Ray

Aliana,

I should have stated that the individual present was an applicant on record, not the contractor of record.

The two records in question were PCZC-25-04204 and PCZC-25-04203. At the time of the interaction, I assumed the individual was the contractor of record, as he was present with Tim Drumm and Daniel provided the application numbers for me to review. There was no specific mention made during the interaction identifying who the contractor of record was for either application.

Kyle Hoffman

Zoning Coordinator

Development Services Department

4970 City Hall Blvd, North Port, FL 34286

O: 941-429-7009

From: Alaina Ray <aray@northportfl.gov>
Sent: Friday, January 30, 2026 10:12 AM
To: Kyle Hoffman <khoffman@northportfl.gov>
Subject: Re: Interaction at front counter

Kyle,

Thank you for providing this. Would you be able to clarify the highlighted section? It states the "contractor of record" was there. Commissioner Petrow is the "contractor of record." If the contractor was not there, do you recall any mention of the contractor?

Best regards,

Alaina Ray, AICP

Development Services Director

4970 City Hall Blvd., North Port, FL 34286

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

From: Kyle Hoffman <khoffman@northportfl.gov>
Sent: Friday, January 30, 2026 10:04 AM
To: Alaina Ray <aray@northportfl.gov>
Subject: Interaction at front counter

Good morning,

On Friday, January 23, 2026, I witnessed an interaction between Building Official David Greenbaum and Tim Drumm while I was assisting with ensuring two (2) separate building permits were in the correct status for Planning and Zoning review.

During the discussion regarding the status of the permits and the applicable building code requirements, there was a tense moment. Mr. Greenbaum was addressing Mr. Drumm and the contractor of record concerning a building code interpretation related to the permit status. After that portion of the discussion concluded, Mr. Drumm stated that Mr. Greenbaum had been wrong previously and did not apologize, then placed a document on the counter with sufficient force to create an audible slap. Mr. Drumm further stated that he believed Mr. Greenbaum was wrong again and asked whether Mr. Greenbaum would apologize if a BOAF determination ruled against his position.

Following this exchange, the conversation de-escalated, and the parties concluded their discussion. Mr. Drumm thanked me and shook my hand, then introduced me to Daniel, who also thanked me and shook my hand for assisting in getting the CZC to the correct status. At the time of the interaction, I was unaware that Daniel was related to Commissioner Petrow; I became aware of that relationship only after they had left.

Kyle Hoffman

Zoning Coordinator

Development Services Department

4970 City Hall Blvd, North Port, FL 34286

O: 941-429-7009

Requesting email from Meeting at the City on Jan 23rd

7 messages

Drumm Engineering <info@drummengineering.com>
To: Kyle Hoffman <khoffman@northportfl.gov>

Tue, Feb 17, 2026 at 12:23 PM

Kyle,

Would you please send over what your recollection of the meeting was like? Also could you make sure to address your remembrance of the following items?

-Did I ever once use Commissioner Demetrius Petrow name at all or in any fashion. Did I ever try to exert pressure on Mr. Greenbaum or any City Staff from a political standpoint or any standpoint at all by using Commissioner's Petrow name?

-Did I ever call Mr. Greenbaum a liar in that public meeting in question?

-My recollection of my confrontation point was in regards to Mr. Greenbaum's interpretation of "substantially completed". I argued the building meet "substantially completed" and told Mr. Greenbaum that I would get another BOAF ruling if needed. I then followed up with a statement to the effect of that you are wrong now about your ruling (substantially completed) like you were wrong in the past (which is in reference to the geotechnical report issue). Also I recalled Mr. Greenbaum stated something along the line that he would go with my interpretation of "substantially completed" as he was not as experienced as I was.

If there is anything else you remember that was said in the meeting that would attest to how I portrayed myself, please add it. Even if it is something that would not look favorably about how I handled the meeting. I am not looking to avoid any consequence of my actions but I am also looking for the truth as I believe the City is trying to slander me and saying I said things that I did not say.

Tim Drumm, P.E.
Drumm Engineering Corp.
17435 Abbott Avenue
Port Charlotte, FL 33954
Phone: 941-625-8178
Email: info@drummengineering.com

Kyle Hoffman <khoffman@northportfl.gov>
To: Drumm Engineering <info@drummengineering.com>

Wed, Feb 18, 2026 at 10:12 AM

Tim,

On the date in question, I came up to the counter after being informed that you were in, as I intended to say hello. You and Mr. Greenbaum were already in conversation about the permits. I remained at the counter when the discussion regarding Certificates of Zoning Compliance (CZCs) began, as you know these items fall under my purview.

I proceeded to assist you and the gentleman you were with, as I assumed he was the contractor associated with the CZCs he provided for me to pull up. I do not recall exactly when you introduced him to me, but I do recall that you did, and to my knowledge only his first name was provided. I believe this occurred toward the end of the conversation.

During the discussion between you and Mr. Greenbaum, I do not recall you calling him a liar. I do recall you stating that he had been wrong previously, did not apologize for it, and that he was wrong again in this instance. At that point, you placed your hand and a piece of paper on the counter with enough force to create a slapping sound, as if expressing frustration. You asked Mr. Greenbaum if he would admit he was wrong if the BOAF determined that his ruling was incorrect. The conversation was deescalated rather quickly and the status of the applications updated to an acceptable status at that time. When you were going to leave Mr. Greenbaum asked if you were available to have a conversation in his office or if you needed to leave then. At that time the two of you went to Mr. Greenbaum's office.

I do not recall Commissioner Petrow's name being mentioned at any point, nor did I have any knowledge that the gentleman you were with was related to him. I was not aware of that fact until after the conversation had ended and all parties had left. At the time, I did not recall the specifics of the discussion other than that it related to a building code discrepancy. I was only able to better understand the subject matter after reviewing your email.



Kyle Hoffman

Zoning Coordinator

Development Services Department

4970 City Hall Blvd, North Port, FL 34286

O: 941-429-7009

From: Drumm Engineering <info@drummengineering.com>
Sent: Tuesday, February 17, 2026 12:23 PM
To: Kyle Hoffman <khoffman@northportfl.gov>
Subject: [EXTERNAL] Requesting email from Meeting at the City on Jan 23rd



[Quoted text hidden]

Drumm Engineering <info@drummengineering.com>
To: Kyle Hoffman <khoffman@northportfl.gov>

Wed, Feb 18, 2026 at 10:26 AM

Kyle,

Thank you for your email and your recollection of the event. I appreciate the reminder of my slapping the paper down in frustration as that was a little excessive and I forgot that item. I will try to remember to not let my frustration with the City Staff show in my actions or words in the future.

Again, to clarify, you do not recall me verbally threatening or trying to leverage Commissioner Petrow's position or even using his name? Nor that I called David a liar in the meeting that you observed. Also do you remember David agreeing to using my definition for "substantially completed"? These three items are what I am being accused of by City Staff. Again, I will own up to anything I did wrong/unprofessional (like slapping a paper down too hard in frustration) but I will not own up to things I did not do and the City is accusing me of and now slandering me in email and an upcoming public City Meeting.

You had also mentioned that I could request the email you sent off to Staff about the event as it was a public record. Can I request that you send it to me or do I need to make an official request to the corresponding department for public records? Thank you again.

Tim Drumm, P.E.
Drumm Engineering Corp.
17435 Abbott Avenue
Port Charlotte, FL 33954
Phone: 941-625-8178
Email: info@drummengineering.com

[Quoted text hidden]

Kyle Hoffman <khoffman@northportfl.gov>

Wed, Feb 18, 2026 at 10:50 AM

To: Drumm Engineering <info@drummengineering.com>

Tim,

I do not recall you calling Mr. Greenbaum a lair or Commissioner Petrow's position coming up at all. I do not remember the last name of Petrow being used at all. I do recall Mr. Greenbaum agreeing to go with your definition and would need to get with the permitting staff on the status of the building permit. I have also attached the email exchange from Aliana and I when she asked for this statement from me as well.

[Quoted text hidden]

----- Forwarded message -----

From: Kyle Hoffman <khoffman@northportfl.gov>
To: Alaina Ray <aray@northportfl.gov>
Cc:
Bcc:
Date: Fri, 30 Jan 2026 15:24:03 +0000
Subject: RE: Interaction at front counter

Aliana,

I should have stated that the individual present was an applicant on record, not the contractor of record.

The two records in question were PCZC-25-04204 and PCZC-25-04203. At the time of the interaction, I assumed the individual was the contractor of record, as he was present with Tim Drumm and Daniel provided the application numbers for me to review. There was no specific mention made during the interaction identifying who the contractor of record was for either application.

Kyle Hoffman

Zoning Coordinator

Development Services Department

4970 City Hall Blvd, North Port, FL 34286

(t): 941-429-7009



From: Alaina Ray <aray@northportfl.gov>
Sent: Friday, January 30, 2026 10:12 AM
To: Kyle Hoffman <khoffman@northportfl.gov>
Subject: Re: Interaction at front counter

Kyle,

Thank you for providing this. Would you be able to clarify the highlighted section? It states the "contractor of record" was there. Commissioner Petrow is the "contractor of record." If the contractor was not there, do you recall any mention of the contractor?

Best regards,