



FULL TIME JOBS CREATED BY OASIS HOBE SOUND

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**Prepared for
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1.0 Introduction

1.1 Assignment

Fishkind Consulting (“FC”) was retained by ERA, on behalf of Oasis Development, LLC, to quantify the number of full time jobs that will be supported by Oasis’ proposed 38 home development in Hobe Sound, Florida.

1.2 Background

Palms of Hobe Sound, LLC purchased the subject property on August 20, 2021 for \$4,750,000 from Sunshine State Carnations, Inc.¹ The property is located at 9450 SE Gomez Avenue in Hobe Sound, Florida. The property’s two parcels total 19.44 acres with Parcel Numbers 34-38-42-000-063- 00000-9 and 34-38-42-000-063-00010-7. Oasis will purchase the property to rehabilitate it into a luxury, gated, 38 unit community (“Project”).

Carnations’ nursery operations at the site caused contamination. Oasis has applied to Martin County to formally designate the property as the Oasis Site Rehabilitation Area (“Brownfield”), pursuant to Section 376.80(2)(c), Florida Statutes. There are five criteria outlined in Section 376.80(2)(c), FS, for the local government to adopt the resolution designating the subject site as a Brownfield. Among the five criteria in Section 376.80(2)(c) is the following: “the rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area.”

¹ Martin County Property Appraiser, <https://www.pamartinfl.gov/app/search/view/48439>

The proposed site plan rehabilitates the entire 19.44-acre property into a luxury, gated community, of 38 single-family homes, with a small amenity center, and associated infrastructure. Home prices will range from \$2,500,000 and \$2,750,000, and the homes will average 3,500 square feet of climate controlled space.

In its application Oasis states that no fewer than five permanent jobs will be created as a result of the redevelopment of the subject property. These jobs will be “located at and dedicated to the redevelopment, including roles such as a community/operations manager, maintenance supervisor, landscaping technicians, gatehouse/security, and amenity attendants for the pool/clubhouse.” According to Oasis, these permanent positions are tied to the ongoing maintenance of the proposed residential community and are not associated with the implementation of the Brownfield Site Rehabilitation Agreement (BSRA), as required in this criterion. Martin County staff agreed that the Project will generate no fewer than five permanent jobs on site.²

FC has conducted an independent analysis of the number of permanent new jobs that would be supported by the Project.

2.0 Analysis of Permanent Full Time Jobs Supported by the Project

2.1 Staffing Analysis

The Project is a luxury, gated and amenitized, single-family community, of 38 homes, priced from \$2,500,000 to \$2,750,000. Oasis plans to staff the Project with a manned gate, onsite landscape and pool maintenance, and a spa/fitness center attendant. This level of staffing is consistent with FC’s experience with other luxury, gated, and amenitized communities in Florida.

Table 1 calculates the staff needed to man the gate. The gate would likely be manned all seven days of the week with 24-hour security Monday through Friday and 16-hour staff on the weekends. At this staffing plan the total number of full time equivalent (“FTE”) permanent jobs is 3.8.

² Martin County Staff Report (October 27, 2025), “Oasis Site Rehabilitation Area, 9450 SE Gomez Avenue”, p 7.

Table 1. Gate Staff

Gate Guards	M-F	S-S	Total
Days	5	2	7
Hours	24	16	152
FTE	3	0.8	3.8

Communities like the Project typically have both community staff, like the gate guards, and household staff, like house cleaners, pest control and AC maintenance. Table 2 calculates the volume of jobs supported by household operations of the 38 homes in the community. Home cleaning supports the most household jobs at 7.6 FTE jobs. This level of staffing is consistent with the data from the BLS's Consumer Expenditure Surveys.³ AC maintenance and pest control account for an additional 3.8 FTE jobs respectively on site.

Table 2. Household Staff

Household Staff	Volume
# Homes	38
House Cleaning	
# Times/Week	2
Hours/Cleaning	4
Total Hours	304
FTE	7.6
Pest Service	
#/Year	2
Hours/Service	2
Total Hours	152
FTE	3.8
AC Maintenance	
#/Year	2
Hours/Service	2
Total Hours	152
FTE	3.8

³ BLS CEX <https://www.bls.gov/cex/tables.htm>

2.2 Calculations for Full Time Equivalent On Site Jobs

Table 3 provides the estimate for the total number of permanent FTE jobs supported by the Project. Community staff total 6.8 jobs with an additional 15.2 supported by the household staff. Total new, permanent, FTE jobs supported by the Project total 22.

Table 3. Permanent Jobs Supported by the Project

Category	Amount
Community Staff	
Gate Guards	3.8
Landscape/Pool/Maintenance	2.0
Spa/Fitness Center	1.0
	=====
Subtotal	6.8
Household Staff	
House Cleaning	7.6
Pest Service	3.8
AC Maintenance	3.8
	=====
Subtotal	15.2
	=====
Grand Total	22.0