

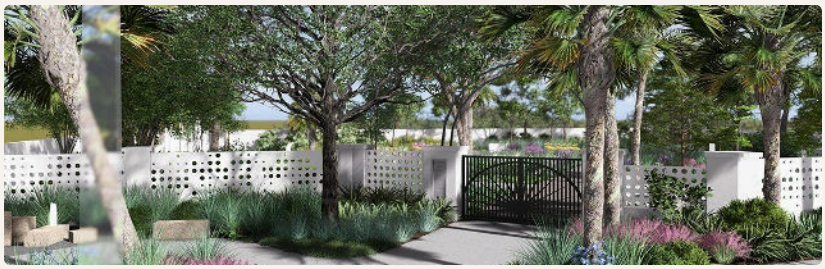
3541 NE 13th Avenue UNIT A & UNIT B · OAKLAND PARK, FL 33334

A native botanical garden *is coming right next door.*

The two City-owned lots behind the homes, at **1265 and 1279 NE 35th Street**, are becoming **Glenwood Garden**, a Florida-native botanical garden designed by Cadence for the City of Oakland Park. Ground breaks **Wednesday, October 28, 2026**. It means shaded paths, meadows and gardens beside the homes, not new construction on that land.



Concept rendering by Cadence Landscape Architects for the City of Oakland Park (March 2025). The final design may differ.



The gated entry and decorative perimeter wall (concept rendering, Cadence).

Glenwood Garden *at a glance*

- About **0.53 acres** of Florida-native plantings, shade trees and palms
- Shaded winding paths, a boardwalk and open meadows
- Lowland gardens with natural stormwater management
- A decorative perimeter wall, a gated entry and a corner plaza on NE 35th Street
- A quiet, passive park: no ballfields, no stadium lights

Funded by a private resident's donation, grants and the City's capital budget.

Next door

Glenwood Garden, on the City lots directly behind the homes on NE 35th Street.

3-min walk

To the new Greenleaf Park with its courts, per the City's garden plan.

$3.2M+

In state grants for new sidewalks and drainage on the NE 13th Avenue streets around the homes.



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3541 NE 13th Avenue, Units A & B, Oakland Park, FL 33334. Listed by Share Ross, The Rockstar Group, brokered by eXp Realty. Equal Housing Opportunity. Renderings and the concept plan are by Cadence Landscape Architects for the City of Oakland Park; the final design may differ. Not a guarantee of future improvements.

THE NEIGHBOURHOOD · OAKLAND PARK, FLORIDA

A neighbourhood *the City is investing in.*



The garden plan on NE 35th Street, from Cadence's concept package for the City (25 March 2025): a 5-minute walk to City Hall and a 3-minute walk to Greenleaf Park.

Glenwood Garden	BUILDING	1265–1279 NE 35th St, directly behind the homes. A native botanical garden with a boardwalk, meadows and shaded paths. Ground breaks 28 Oct 2026.
Greenleaf Park	OPEN	NE 38th St (Horizon site), about a 3-minute walk. A playground, shaded pavilion, basketball, tennis and pickleball courts.
Wag Dog Park	OPEN	600 NE 38th St, Giusti Park. The City's dog park with agility stations, beside an exercise trail.
Middle River landing	PLANNED	2960 NE 12th Terrace. J. Dewey Hawkins Landing gives access to the Middle River, backed by $860,000 in grants.

HOW THE GARDEN GOT HERE · CITY OF OAKLAND PARK RECORDS

NOV–DEC 2023
The garden is proposed to the City Commission and the City lots are chosen.

MAR 2025
Cadence presents the concept design to the City.

JUN 2025
The Commission approves the design contract.

MAR 2026
The Commission hires the construction manager.

AUG–SEP 2026
The City applies for the permit; bids are due for the first phase (the wall and drainage).

28 OCT 2026
Glenwood Garden breaks ground. The City has not published a finish date.

FROM THE BALCONY · TODAY AND PLANNED



Today. The City lots behind the homes, from the Unit B balcony (October 2026).



Planned. Artist's concept of Glenwood Garden from the same balcony. The final garden may differ.



Your own plunge pool. Unit B's pool yard, professionally staged.

THE HOMES

- Two brand-new 5-bedroom, 6-bath pool townhome condominiums of about 2,700 air-conditioned sq ft each, completed 2026
- Each with a private plunge pool, a paver and white-gravel sun yard and a 240-volt EV charger
- STR-eligible, subject to licensing: in a written zoning verification obtained through Becker & Poliakoff, the City confirmed each condominium unit may hold its own short-term rental licence
- **$1,485,000 per home** · pricing for buyers of both, ask Share

NEW SIDEWALKS ON NE 13TH AVENUE

- New sidewalks, accessible paths and better drainage on the streets from NE 12th to NE 16th Avenue, between Oakland Park Boulevard and NE 40th Place, which takes in the homes' block
- Backed by more than $3.2 million in state grants
- Downtown, three minutes away: the new City Hall in the Sky building and Greenleaf Park
- Horizon: 311 new homes, shops and public parking on the old city-hall site on Main Street



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Park and street details come from City of Oakland Park public records as of 26 October 2026 (oaklandparkfl.gov; City Commission agendas of 15 Nov 2023, 18 Jun 2025 and 25 Mar 2026; the Glenwood Garden invitation to bid; the NE 13th Avenue project page) and from Cadence (cadence-living.com). Timing and features belong to the City and may change; buyers should confirm with the City. Walking times come from the designer's plan. Not a guarantee of future improvements.