



TWO TOWNHOMES

3541 NE 13th Avenue, Oakland Park, FL 33334

A native botanical garden is coming right next door

The two City-owned lots beside 3541 NE 13th Avenue, at **1265 and 1279 NE 35th Street**, are becoming **Glenwood Garden**, a Florida native botanical garden designed for the City of Oakland Park. It means shaded paths, meadows and gardens beside the homes rather than new construction on that land.



Concept rendering: Cadence Landscape Architects, Glenwood Garden concept design 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

It's a quiet, passive park, with no ballfields or stadium lights. It is funded by a private resident's donation, grants and the City's capital budget.



Next door

Glenwood Garden, on the City lots beside the homes on NE 35th Street



3-min walk

To the new Greenleaf Park with its dog park and 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, Oakland Park, FL 33334

A neighborhood the City is investing in



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

Greenleaf Park

BUILDING

NE 38th St (Horizon site) · about a 3-minute walk
A playground, shaded pavilion, basketball, tennis and pickleball courts, plus a new dog park.

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, and bids are due for the first phase (wall and drainage)

Fall 2026

Construction is expected to begin, with no published finish date



The homes

- Two brand-new 5-bed, 6-bath pool townhome condos, about 2,700 air-conditioned sq ft each, with EV charging
- City letter: each unit may operate as a short-term rental (condominium conversion)
- **\$1,485,000 per unit**, with investor pricing for buyers who purchase both



New sidewalks on NE 13th Avenue

The City is adding sidewalks, ADA paths and better drainage across the streets from NE 12th to NE 16th Avenue, which takes in the homes' block. It is backed by more than \$3.2 million in state grants.

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